



**TOWN OF MCCANDELLS  
MEETING OF TOWN COUNCIL  
AGENDA  
January 27, 2025**

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- 1. Call to Order at 7:30 p.m.**
- 2. Pledge of Allegiance led by Town Councilmembers**
- 3. Announcements**
  - a) The Heritage and Cultural Center is closed until February 14, 2025 while it receives some extra cleaning, organizing and a display refresh.
  - b) Join us on Saturday, February 8 for cookie decorating classes lead by Jamie Wadowsky, the Call Me Crazy Cookie Lady herself. The registration link is on the Town website if you are interested.
  - c) The Town of McCandless is seeking applicants for personnel, zoning and industrial development boards. To apply, fill out an application on our website or mail/hand-deliver it to the Town of McCandless. The deadline to apply is Thursday, January 30 at 5:00 p.m.
  - d) The Town would like to introduce the new Code Enforcement Officer Zach Paris.
- 4. Public Hearing**
  - a) Public Hearing Regarding Proposed Ordinance No. #1554 an Ordinance of The Town Council of the Town of McCandless, Allegheny County, Pennsylvania, to repeal and replace part 17, Article 1705, Grading, Excavation and Fills of the Codified Ordinances of the Town of McCandless to Regulate Grading, Excavation and Fill Activity within the Town.
- 5. Public Comment on Agenda Items Only**
- 6. Approval of Minutes:**
  - a) Meeting of Town Council Minutes, January 13, 2025

**7. Administration and Finance Reports:**

- a) Finance Report for the Month of December 2024
  - i) Review and Motion to [approve/deny] Check Listing No. 12 dated December 1, 2024 to December 31, 2024 totaling \$1,499,073.49 as submitted to each member of Council and posted on the bulletin board and Town website
  - ii) Financial Summary and Dashboard Report
- b) Communications Report for the Month of January 2025
- c) Junior Councilmember's Report for the Month of January 2025
- d) Liaison Reports
  - i) McCandless Industrial Development Authority – Mr. Arlow
  - ii) North Hills Council of Governments – Mr. Singer
- e) Public Comment on Administration and Finance

**8. Planning and Zoning Reports**

- a) Planning Director's Report for the Month of January 2025
- b) Liaison Reports
  - i) Planning Commission – Mr. Arlow
  - ii) Zoning Hearing Board – Ms. Cloonan
- c) Public Comment on Planning and Zoning

**9. Recreation Reports**

- a) Parks and Recreation Director's Report for the Month of January 2025
- b) Liaison Reports
  - i) Finance Development and Promotional Committee for the Heritage and Cultural Center – Mr. Hart
  - ii) Activities Advisory Ad-Hoc Committee – Ms. Cloonan
- c) Public Comment on Recreation

**10. Town Manager's Report**

- a) Engineer Report

## **11. Town Attorney's Report**

## **12. Old Business**

- a)** No old business

## **13. New Business**

- a)** Action Concerning Purchase of four (4) Police Vehicles and two (2) Administration Vehicles

- i)** Motion to [approve/reject] Purchase Order 626 in the amount of \$262,267.00 for the purchase of four (4) 2025 Police Interceptor Vehicles and two (2) 2025 For Explorers from Shults Ford Inc. under COSTARS Contract #13-E22-241 and Contract #26-E22-185.

- b)** Action Concerning Ordinance No. 1552

- i)** Motion to [adopt/reject] tentatively identified Ordinance No. 1552 an Ordinance of the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, amending Part 5 of the Town Code of Ordinances, Traffic Code, to designate new stop sign intersections and to authorize the placement of new stop signs on Highland Road Northbound and Southbound at the intersection with Harmony Drive and to authorize the placement of new stop signs on Highland Road Northbound and Southbound at the intersection with Sloop Road.

- c)** Action Concerning Ordinance No. 1553

- i)** Motion to [adopt/reject] tentatively identified Ordinance No. 1553 an ordinance of the Town of McCandless accepting the dedication of the roadway identified as Brook View Court in the Fassinger Farms Plan No. 1 recorded in Plan Book Volume 309, page 162 of the Allegheny County Department of Real Estate Records.

- d)** Action Concerning Carey Lane Apartments

- i)** Motion to [approve/deny] the Public Recreation/Open Space fee-in-lieu payment request, set at \$32,000 per the Town's current Master Fee Resolution rate (40 units x \$800).
  - ii)** Motion to [approve/deny] Modification Request #1 from §1104.230(A)1 to waive the requirement to construct a sidewalk along the property line abutting McKnight Rd. Applicant proposes to instead construct additional

sidewalk connecting the existing sidewalk on Carey Lane to the neighboring Remington property.

iii) Motion to [approve/deny] Modification Request #2 from §1104.280(D)1 to allow a buffer planting depth of 10' (code requirement 15') on the northern property line abutting the Remington. Applicant notes that the buffer depth on the neighboring property is 10', which would create a functional buffer planting depth of 20'.

iv) Motion to [approve/deny] Modification Request #3 from §1104.280(C)2 to allow a parking lot perimeter planting area depth of 10' along the northern property line abutting the Remington. Applicant notes that the buffer depth on the neighboring property is 10', which would create a functional parking lot perimeter planting area depth of 20'.

v) Motion to [approve/reject] the Land Development application for the Carey Lane Apartments submitted by Tri-Wood Enterprises, LLC, located on vacant land on Carey Lane adjacent to the Remington Senior Living, contingent upon all items being addressed as identified in the Planning & Development staff report dated January 23, 2025, Town Engineer's review letter dated January 23, 2025, and any other subsequently issued review letters.

#### **14. Public Non-Agenda Comments**

#### **15. Executive Session**

- a)** Personnel matters
- b)** Legal matters

#### **16. Adjournment**

Respectfully submitted,

John F. Schwend

Town Manager

/dmr

**Town of McCandless All Funds**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

PAGES	FUND NO	FUND DESCRIPTION				Check Amount
8	01	GENERAL FUND CHECKING ACCOUNT (FUND 01)				\$ 870,355.06
1	01	PAYROLL CHECKING ACCOUNT (FUND 01)				\$ 359,549.21
1	01	FIRE APPARATUS CHECKING ACCOUNT (FUND 01)				\$ -
1	15	TRANSPORTATION DISTRICT FUND CHECKING ACCOUNT (FUND 15)				\$ -
1	18	CAPITAL IMPROVEMENTS FUND CHECKING ACCOUNT (FUND 18)				\$ 265,487.42
1	19	ASSESSMENT FUND CHECKING ACCOUNT (FUND 19)				\$ -
1	35	STATE HIGHWAY AID CHECKING ACCOUNT (FUND 35)				\$ -
1	91	REAL ESTATE AGENCY FUND CHECKING ACCOUNT (FUND 91)				\$ 3,681.80
<b>Total Checks</b>						<b>\$ 1,499,073.49</b>

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6832	12/06/2024	ALLSHOUSE, KYLE	PA.DUI CONFERENCE REIMBURSEMENT	Conferences	635.18	635.18
6833	12/06/2024	AMAZON CAPITAL SERVICES	SANITATION SUPPLIES OTHER OPERATING SUPPLIES - DPW COMPUTER SUPPLIES - DPW OTHER OPERATING SUPPLIES - DPW SAFETY EQUIPMENT - DPW OFFICE SUPPLIES - POLICE SANITATION SUPPLIES - DPW OFFICE SUPPLIES - POLICE WINTERFEST 2024 OPERATING SUPPLIES - ABBY COMPUTER SUPPLIES - DPW VEHICLES - FIRE TOOLS - DPW BREAKROOM SUPPLIES - DPW SAFETY EQUIPMENT - DPW COMPUTER SUPPLIES - DPW TOOLS - DPW OFFICE SUPPLIES - DPW SUPPLIES - WINTERFEST TOOLS - DPW	Sanitation Supplies General Office Supplies Vehicles Office Supplies Computer Supplies Other Operating Supplies Public Safety Equipment Other Operating Supplies Tools General Operating Supplies	106.00 165.14 59.73 41.34 74.89 104.78 232.32 109.99 192.53 527.88	1,614.60
6834	12/06/2024	AQUA FILTER FRESH INC.	BOTTLED WATER - POLICE BOTTLED WATER	Other Operating Supplies Miscellaneous Supplies	103.45 103.45	206.90
6835	12/06/2024	BEST FEEDS NORTH PARK	OPERATING SUPPLIES - WINTERFEST	General Operating Supplies	1,414.94	1,414.94
6836	12/06/2024	BIG DADDY WILDLIFE REMOVAL	DEER REMOVAL (25) DEER	Animal Removal	1,125.00	1,125.00
6837	12/06/2024	BON TOOL COMPANY	SAFETY EQUIPMNET - DPW	Public Safety Equipment	274.01	274.01
6838	12/06/2024	C & W AUTOMOTIVE & MACHINE SHOP	REPAIRS - #2126 REPAIRS - #2112	Vehicle Repairs	64.48	64.48
6839	12/06/2024	CASH	CHANGE FOR POLICE T-SHIRT SALES WINTERFEST	General Operating Supplies	100.00	100.00
6840	12/06/2024	COMCAST	WIFI - VESTAL PARK INTERNET	Internet Other Operating Supplies	204.46 185.37	389.83
6841	12/06/2024	COMMON PLEA CATERING	INVOICE FOR SODA FROM ANNUAL BANQUET	VFC Banquet	227.70	227.70
6842	12/06/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	680.75	680.75
6843	12/06/2024	CTW ELECTRICAL CO INC	PARTS - VEHICLE	Vehicle Parts	105.70	105.70
6844	12/06/2024	D & J ENTERPRISES	WINTERFEST - TRAIN RIDE	Equipment Rental	1,400.00	1,400.00
6845	12/06/2024	DELTA DENTAL OF PA.	DENTAL - NOVEMBER 2024 DENTAL - NOVEMBER 2024	Employee Dental Contributions	2,158.76	2,158.76
6846	12/06/2024	DELVAL, MELISSA	UNIFORM REIMBURSEMENT - SELF/ARISAKA/CLOUD DEFENSIVE/AMAZON/UNDER ARMOUR	Uniform Clothing	216.13	216.13
6847	12/06/2024	DILLS, DAN	DJ SERVICES - WINTERFEST	General Operating Supplies	350.00	350.00
6848	12/06/2024	Dmievich, June M	RENEWAL NOTARY COMMISSION	Advertising	80.00	80.00
6849	12/06/2024	EMPLOYMENT PARTNERS BENEFITS FUND	Pay period ending 11/03/2024, Employer Medical Teamsters, Health Ins-DPW Pay period ending 11/17/2024, Employer Medical Teamsters, Health Ins-DPW	Healthcare Public Works	37,103.00	37,103.00
6850	12/06/2024	ENCHANTED EXPERIENCES	WINTERFEST - ANNA & ELSA CHARACTERS - FINAL	General Operating Supplies	378.53	378.53
0006851[VOID]	12/06/2024	FISH WINDOW CLEANING	WINDOW CLEANING - DPW	Building Cleaning Services	-	-
6852	12/06/2024	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5227.42 5896.87	11,124.29
6853	12/06/2024	GRAINGER	OTHER OPERATING SUPPLIES	Other Operating Supplies	91.04	91.04
6854	12/06/2024	GRIMCO, INC	SIGN MAKING SUPPLIES	Sign Making Supplies	431.49	431.49
6855	12/06/2024	HARTMAN, RICK PLUMBING & HEATING INC.	BACKFLOW TEST - GENERAL MAINTENANCE SINK REPAIR - GENERAL MAINTENANCE	General Maintenance	1,095.24	1,095.24
6856	12/06/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENT	Police Officer Health Insurance	280.95	280.95
6857	12/06/2024	HOME DEPOT CREDIT SERVICES	REPAIRS	Repairs	45.73	45.73
6858	12/06/2024	IBIS EMERGENCY VEHICLES	PO# 561 - 2023 FORD XLT - CHIEF	Vehicle Conversions	7,231.00	7,231.00
6859	12/06/2024	INGOMAR VOLUNTEER FIRE CO	INSURANCE CLAIM REIMBURSEMENT - SIDE MIRROR CLAIM	Insurance Claim Reimbursements	1,054.00	1,054.00
6860	12/06/2024	Itri Jr, Lawrence J	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	1,433.11	1,433.11

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6861	12/06/2024	JACKS AUTO PARTS	PARTS - #5102	Vehicle Parts	33.94	33.94
6862	12/06/2024	JDP	SOLICITOR BACKGROUND CHECKS	Background Checks	333.00	333.00
6863	12/06/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	873.29	873.29
6864	12/06/2024	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing	584.05	804.40
				Office Equipment Leasing	220.35	
6865	12/06/2024	LAUTTAMUS COMMUNICATIONS, INC.	MAINTENANCE - ANTENNA	Vehicle Maintenance	241.71	241.71
6866	12/06/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	750.52	750.52
6867	12/06/2024	MATHESON TRI-GAS INC.	PARTS - VEHICLE	Vehicle Parts	352.33	352.33
6868	12/06/2024	MCCANDLESS POLICE OFFICERS ASSOCIATION	Pay period ending 9/22/2024,MPOA Dues Pay period ending 9/22/2024,MPOA Dues - Cheberenchick back dues Pay period ending 11/17/2024,MPOA Dues	Union Dues - Police	2,950.00	2,950.00
6869	12/06/2024	MCCANDLESS-FRANKLIN PARK AMBULANCE AUTHORITY	CPR, FIRST AID CLASS TRAINING	CPR & First Aid Training	750.00	750.00
6870	12/06/2024	MOCKENHAUPT BENEFITS GROUP	RETIREMENT PLAN FEES	Retirement Plan Fees	250.00	250.00
6871	12/06/2024	MRM WORKERS' COMP FUND	WORKERS COMP PREMIUM	Town Manager/Asst Mgr Workers Comp Administrative Staff Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Administrative Staff Workers Comp - RET Administrative Staff Workers Comp - Citizen Info Department Head Workers Comp Administrative Staff Workers Comp Police Officer Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Volunteer EMT Workers Comp Department Head Workers Comp Supervisor Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Crossing Guard Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Supervisor Workers Comp Laborer Workers Comp	19.91 15.85 18.00 18.40 19.02 9.18 484.25 14.75 10952.31 10.10 10.39 126.83 11.20 3.70 13.19 7.67 292.74 13.08 7.73 36.20 4607.78 593.84 902.49 4.15	18,192.76
6872	12/06/2024	MURSLACK WELDING CO., INC.	PARTS - VEHICLE PARTS - VEHICLE	Vehicle Parts	950.00	950.00
6873	12/06/2024	NORTH BOROS VETERINARY HOSPITAL	K-9 MEDICATION	K-9 Unit Supplies	173.50	173.50
6874	12/06/2024	O'REILLY AUTO PARTS	PARTS - SNOW & ICE CONTROL	Salt Spreaders	97.35	97.35
6875	12/06/2024	OPTIMUS RISK SERVICES	LOSS CONTROL SERVICES	Consulting Services	795.00	795.00
6876	12/06/2024	PATH MASTER INC.	PO #616 - TRAFFIC SIGNALS	Traffic Signal Parts	6,047.00	6,047.00
6877	12/06/2024	PENN POWER	DPW DEVLIN PARK HERITAGE CENTER SCHOOL ZONE TRAFFIC SIGNAL	Electricity Traffic Signal Electricity	988.71 177.61 612.41 130.19 249.88	2,158.80
6878	12/06/2024	PITT SPECIALTY SUPPLY, INC.	SANITATION SUPPLIES SANITATION SUPPLIES - DPW	Sanitation Supplies	261.98	261.98
6879	12/06/2024	PITTSBURGH TIRE SERVICE	TIRES - #3106 TIRES	Tires	1,016.36	1,016.36
6880	12/06/2024	PRINT KING, INC.	2025 BUSINESS PRIVILEGE TAX RETURN & LICENSE (01.403.241.101.03)	PREPAID EXPENDITURES	1,116.77	1,116.77
6881	12/06/2024	PYROTECNICO	WINTERFEST 2024 - REMAINDER	Entertainment	3,850.00	3,850.00
6882	12/06/2024	RAY, TODD	UNIFORM REIMBURSEMENT - SELF/DICK'S	Uniform Clothing	149.99	149.99
6883	12/06/2024	SABRE EQUIPMENT, INC.	PO# 589 - SIDE BOXES	Park Apparatus Maintenance Supplies	5,425.00	5,425.00
6884	12/06/2024	SAXONBURG KENNELS	K-9 EXPENSES	K-9 Unit Supplies	165.00	165.00
6885	12/06/2024	SENATOR JOHN HEINZ HISTORY CENTER	2025 HCAP RENEWAL (01.451.420.101)	PREPAID EXPENDITURES	125.00	125.00
6886	12/06/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	56.78	56.78

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**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6887	12/06/2024	STANDARD INSURANCE COMPANY	STD, LTD, LIFE & AD&D - DEC 2024	STD Gross-Up Premium Paid LTD Gross-Up Premium Paid Town Manager/Asst Mgr Life Insurance Administrative Staff Life Insurance Administrative Staff Life Insurance Administrative Staff Life Insurance - RET Administrative Staff Life Insurance - Citizen Info Department Head Life Insurance Administrative Staff Life Insurance Police Officer Life Insurance Police Officer LTD Insurance Department Head Life Insurance Administrative Staff Life Insurance Supervisor Life Insurance Department Head Life Insurance Department Head Life Insurance Administrative Staff Life Insurance Supervisor Life Insurance Laborer Life Insurance	3248.17 1737.67 64.50 41.28 16.63 30.96 14.19 39.57 23.22 942.99 2097.38 18.06 16.77 20.64 63.21 24.51 12.90 33.54 175.03 18.06 27.09	8,666.37
6888	12/06/2024	STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	Building Cleaning Services	2775.00 200.00	2,975.00
6889	12/06/2024	T-MOBILE	MONTHLY WIRELESS	Monthly Telephone Charges Internet Fees Monthly Telephone Monthly Telephone Charges	80.36 40.18 164.93 684.00 21.14 80.36 40.18 200.90	1,312.05
6890	12/06/2024	TEAMSTERS LOCAL 636	Pay period ending 11/03/2024,DPW Dues Pay period ending 11/17/2024,DPW Dues	Union Dues - Public Works	1,969.00	1,969.00
6891	12/06/2024	THIRD GENERATION	MONTHLY TELEPHONE CHARGE	Monthly Telephone Monthly Telephone	1181.93 46.75	1,228.68
6892	12/06/2024	TRAVELERS CL REMITTANCE CENTER	INSURANCE - JOHN SCHWEND POL #0108165047 S	Property & Liability Insurance	6,162.00	6,162.00
0006893[VOID]	12/06/2024	UNIFIRST CORPORATION	UNIFORMS & MATS UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	-	-
6894	12/06/2024	UNITED AUTO SUPPLY	PARTS - #3303-C PARTS - #3117 PARTS - #3304	Vehicle Parts	453.68	453.68
6895	12/06/2024	VERIZON	INTERNET	Internet	222.53	222.53
6896	12/06/2024	VERIZON WIRELESS	MONTHLY WIRELESS	Monthly Telephone Charges Monthly Telephone Charges Monthly Telephone	255.36 340.48 47.56	643.40
6897	12/06/2024	W.B. MASON CO., INC.	PAPER - DPW	Paper Products	57.99	57.99
6898	12/06/2024	WEST VIEW WATER AUTHORITY	PINE CREEK RD WALL PARK 558.0 HYDRANTS	Public Hydrant Services Water	14937.66 15.49	14,953.15
6899	12/06/2024	WILLIAMS WESCO INC	PARTS - VEHICLE	Vehicle Parts	73.80	73.80
EFT	12/06/2024	ICMA - 401	Pay period ending 12/01/2024,DC Pension,DC Pension Match,DPW Pension,DPW Pension Match	Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	5938.42 5938.42	11,876.84
EFT	12/06/2024	US BANK	Pay period ending 12/01/2024,Police Pension	Police Pension Withheld	5,487.84	5,487.84
EFT	12/06/2024	UNITED STATES TREASURY	Pay period ending 12/01/2024,E Fica,E Ficamed,FWT,Fica,FicaMed Pay period ending 12/01/2024,E Fica,E Ficamed,FWT,Fica,FicaMed	Federal Income Tax Social Security Tax Medicare Tax	33482.97 34263.68 8013.28	75,759.93
EFT	12/06/2024	ICMA - 457	Pay period ending 12/01/2024,Def Comp % Uniform,Def Comp Amt Uniform,DComp Match Non,Def Comp Amt Non Uniform,Def Comp % Non Uniform	IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	2981.24 724.14 6351.19	10,056.57

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EFT	12/06/2024	ICMA - IRA	Pay period ending 12/01/2024,Roth IRA-Uniform,Roth IRA-Non Uniform	Roth IRA Contributions Withheld Roth IRA Contributions Withheld	1358.78 562.69	1,921.47
EFT	12/06/2024	PA SCDU	Pay period ending 12/01/2024,Family Division Court	Family Court	276.92	276.92
EFT	12/06/2024	PA DEPT OF REVENUE	Pay period ending 12/01/2024,SwtPA Pay period ending 12/01/2024,SwtPA	State Income Tax	8,460.84	8,460.84
EFT	12/09/2024	FNB COMMERCIAL CREDIT CARD	2024 NOVEMBER PURCHASING CARD EXPENSES	PREPAID EXPENDITURES General Office Supplies Membership Dues Seminars & Training Local Meetings Office Supplies Unleaded Fuel Public Safety Equipment Seminars & Training Local Meetings VFC Banquet VFC Promotional Items Sign Making Supplies Other Operating Supplies General Operating Supplies	872.38 500.00 445.50 70.61 46.47 101.94 148.95 131.61 66.95 30.90 73.58 206.95 695.56 21.20 108.88	3,521.48
6900	12/12/2024	A. G. TRIMBLE, CO.	FLAGS	Other Operating Supplies	140.69	140.69
6901	12/12/2024	AMAZON CAPITAL SERVICES	SUPPLIES - WINTERFEST	General Operating Supplies	594.52	594.52
6902	12/12/2024	AMERICAN TEST CENTER	ANNUAL INSPECTION (#3111)	Other Operating Supplies	450.00	450.00
6903	12/12/2024	BROADBAND WIRELESS NETWORKS	EQUIPMENT MAINTENANCE	Office Equipment Maintenance	820.00	820.00
6904	12/12/2024	CAMPBELL DURRANT, P.C.	PROFESSIONAL SERVICES	Labor Attorney	7,224.96	7,224.96
6905	12/12/2024	CASH	PETTY CASH REIMBURSEMENT - POLICE DEPT	Miscellaneous Supplies Parking Expense Vehicle Maintenance	10.68 198.00 10.00	218.68
6906	12/12/2024	COMMONWEALTH OF PA - USTIF	TANK REGISTRATION FEE	Fuel System Registration Fees	495.00	495.00
6907	12/12/2024	DIAMOND MULCH INC.	DUMPSTER FOR DUMP SITE	Other Operating Supplies	700.00	700.00
6908	12/12/2024	DUQUESNE LIGHT COMPANY	SCHOOL ZONES/TRAFFIC LIGHTS GREYBROOK 11/24	Electricity Traffic Signal Electricity	51.04 1200.24	1,251.28
6909	12/12/2024	FERGUSON	OTHER - RECYCLING	Other Operating Supplies	1,515.00	1,515.00
6910	12/12/2024	FUNK, JOHN	JOHN'S FUNK INFLATABLES - RENTAL & SETUP FOR WINTERFEST	General Operating Supplies	125.00	125.00
6911	12/12/2024	GATEWAY ENGINEERS INC.	VEHICLE STORAGE AREA MURN FILL SITE GRADING PLAN REVIEW CAREY LANE APARTMENTS FASSINGER FARMS CONSTRUCTION 8500 THOMPSON RUN RD CONSTRUCTION ADMINISTRATION 8925 HIGHLAND RD GRADING PERMIT VALVOLINE CONSTRUCTION WOLFE RESIDENCE BARN STORMWATER THE RIDGE CONSTRUCTION INSPECTION SCHRAMM SUBDIVISION UHLER CONSOLIDATION WALNUT CT AMENDED LAND DEVELOPMENT PLAN BOEHLER PLAN CONSTRUCTION OLD PERRY HWY TOWNHOMES BLAZIER DR SUBDIVISION PLAN NO 5 - AMENDMENT NO 1 FOR LOT 3 100% ESCROW	Walnut Court Baierl Subaru Lot Review - Vehicle Storage Area Fassinger Farm Development POHL CONST THOMPSON RUN RD The Ridge - Marwah 10247 Grading Permit The Boehler Plan 8925 Highland Road Grading Valvoline Hilltop Lane Stormwater Review Wolfe Schramm Subdivision Uhler Lot Consolidation McCandless Square Phase III Townhome Subdivisions 10085 Old Perry Hwy Stormwater Review Carey Lane Apartments	2402.50 234.00 351.00 60.00 12963.75 234.00 2058.00 380.75 108.00 60.00 282.00 627.00 533.50 681.00 2789.50	23,765.00
6912	12/12/2024	GRAINGER	OTHER OPERATING SUPPLIES TOOLS	Other Operating Supplies Tools	49.35 272.59	321.94
6913	12/12/2024	GRIMCO, INC	SIGN MAKING SUPPLIES	Sign Making Supplies	102.56	102.56
6914	12/12/2024	Hart Jr, Richard W	UNIFORM REIMBURSEMENT - SELF/DINOSAURIZED	Uniform Clothing	76.34	76.34
6915	12/12/2024	HIGHLAND VOLUNTEER FIRE CO.	4TH QUARTER ALLOCATION	Highland VFC Loan Receivable - Aerial Fire Department Fuel Annual - Highland VFC	-7500.00 -1366.18 44790.00	35,923.82

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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6916	12/12/2024	Iannuzzi, Bradley R	CONFERENCE REIMBURSEMENT	Conferences	340.60	340.60
6917	12/12/2024	IBIS EMERGENCY VEHICLES	2017 FORD EXPLORER CIVILIAN CAMERA SWAP	Vehicle Maintenance	300.00	300.00
6918	12/12/2024	INGOMAR VOLUNTEER FIRE CO	4TH QUARTER ALLOCATION	Fire Department Fuel Annual - Ingomar VFC	-728.79 44790.00	44,061.21
6919	12/12/2024	KOLEK, ANDREW	UNIFORM REIMBURSEMENT - SELF/GALLS/AMAZON/ZERO NINE	Uniform Clothing	334.71	334.71
6920	12/12/2024	KONICA MINOLTA PREMIER FINANCE	BIZHUB 360I LEASE	Office Equipment Leasing	210.59	210.59
6921	12/12/2024	LOWE'S	FITNESS COURT ADMIN LEAF TRUCK SHOP WINTER FEST CREDIT HILIARD ROAD WOODBURY POND	Other Operating Supplies Tools Other Operating Supplies Detention Facility Maintenance General Operating Supplies	170.81 162.94 84.32 31.39 2317.63	2,767.09
6922	12/12/2024	Lucostic, Abby	WINTERFEST SUPPLIES	General Operating Supplies	30.58	30.58
6923	12/12/2024	MAIELLO, BRUNGO & MAIELLO, LLP	PROFESSIONAL SERVICES	Town Attorney	157.50	157.50
6924	12/12/2024	MCCANDLESS-FRANKLIN PARK AMBULANCE AUTHORITY	2024 DISBURSEMENT - 4TH QTR	Capital Contribution - MFPA	27,500.00	27,500.00
6925	12/12/2024	MORTON SALT INC.	ROCK SALT	Rock Salt	41,593.74	41,593.74
6926	12/12/2024	NORTH EASTERN UNIFORMS	BADGES UNIFORMS - BARTOSZEWCZ UNIFORMS - CROSKEY UNIFORMS - HATHAWAY UNIFORMS - WAITE UNIFORMS - CROSSING GUARD - TABORA UNIFORMS - MARGOLIN UNIFORMS - ALLSHOUSE	Uniform Clothing Public Safety Equipment	3259.53 1386.00	4,645.53
6927	12/12/2024	PA CHIEFS OF POLICE ASSOC.	MEMBERSHIP RENEWAL - RYAN HAWK (01.410.420.101)	PREPAID EXPENDITURES	185.25	185.25
6928	12/12/2024	PEEBLES DIST VOL FIRE CO	4TH QUARTER ALLOCATION	Peebles VFC Loan Receivable - Pumper/Ladder Fire Department Fuel Annual - Peebles VFC	-10000.00 -4048.83 44790.00	30,741.17
6929	12/12/2024	PENNSYLVANIA MUNICIPAL LEAGUE	PELARS CONFERENCE - RYAN HAWK (01.410.420.101) PELARS CONFERENCE - JOHN SCHWEND (01.401.420.101)	PREPAID EXPENDITURES	645.00	645.00
6930	12/12/2024	PERFECTION SERVICES, INC.	COUNCIL CHAMBERS VIDEO UPDATE COMPUTERS - POLICE AV EQUIP POWERS ROOM	General Operating Supplies Computers	994.95 4320.57 1898.00	7,213.52
6931	12/12/2024	POSTMASTER, PITTSBURGH	POSTAGE - 2025 CALENDAR	Postage	3,351.59	3,351.59
6932	12/12/2024	SAIKALY, SANY	SANTA APPEARANCE @ WINTERFEST	General Operating Supplies	125.00	125.00
6933	12/12/2024	STRASSBURGER MCKENNA	ZHB LEGAL SERVICES	ZHB Legal Services	4,457.30	4,457.30
6934	12/12/2024	UNIFIRST CORPORATION	UNIFORMS & MATS UNIFORMS & MATS - CREDIT	Building Cleaning Services Uniform Cleaning Service	51.80 282.19	333.99
6935	12/12/2024	UNITED AUTO SUPPLY	PARTS #3114	Vehicle Parts	296.20	296.20
6936	12/12/2024	VERIZON	MONTHLY INTERNET - DECEMBER EQUIPMENT RENTAL - DECEMBER	Internet Monthly Telephone Charges	188.99 8.81	197.80
6937	12/12/2024	W.B. MASON CO., INC.	OFFICE SUPPLIES - DPW	Office Supplies	17.88	17.88
6938	12/12/2024	WEST VIEW WATER AUTHORITY	HERITAGE CENTER	Water	11.95	11.95
6939	12/12/2024	Yeaney, Carl F	UNIFORM REIMBURSEMENT - SELF/AMAZON	Uniform Clothing	44.97	44.97
EFT	12/13/2024	UNITED STATES TREASURY	Pay period ending 12/12/2024,E Fica,E Ficamed,Fica,FicaMed,FWT	Federal Income Tax Social Security Tax Medicare Tax	103.47 520.80 121.80	746.07
EFT	12/13/2024	PA DEPT OF REVENUE	Pay period ending 12/12/2024,SwtPA	State Income Tax	128.94	128.94
6940	12/19/2024	ABC FIRE EXTINGUISHER CO.	FIRST AID FILL-UP - PD FIRST AID FILL-UP - DPW	General Maintenance Public Safety Equipment	176.36 155.93	332.29
6941	12/19/2024	ALLIED COMMUNICATIONS OF PA	GPS AIR TIME - NOV	Public Safety Equipment	339.51	339.51

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6942	12/19/2024	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - FIRE SUPPLIES - PARKS OFFICE SUPPLIES - POLICE SUPPLIES - TOWN/FINANCE/HCC EQUIPMENT - FIRE	General Office Supplies Office Supplies Public Safety Equipment General Operating Supplies Other Operating Supplies	14.55 9.98 171.32 93.93 879.99 13.45 80.36	1,263.58
6943	12/19/2024	BON TOOL COMPANY	SAFETY EQUIPMENT	Public Safety Equipment	74.74	74.74
6944	12/19/2024	C & W AUTOMOTIVE & MACHINE SHOP	REPAIRS - #2115	Vehicle Repairs	31.20	31.20
6945	12/19/2024	CAMPBELL DURRANT, P.C.	PROFESSIONAL SERVICES	Town Attorney	257.70	1,810.20
6946	12/19/2024	COTTINGHAM COURT CONDOMINIUMS	700 COTTINGHAM CT GRADING PERMIT BOND RELEASE	Grading Permits Performance Bond	9,400.00	9,400.00
6947	12/19/2024	CTW ELECTRICAL CO INC	PARTS - VEHICLE	Vehicle Parts	164.90	164.90
6948	12/19/2024	DIAMOND MULCH INC.	TOWN'S DUMP SITE	Hard to Recycle Items	924.95	924.95
6949	12/19/2024	DISTRICT COURT 05-2-12	CIVIL COMPLAINT FILING FEE	Enforcement Actions	115.48	115.48
6950	12/19/2024	FISH WINDOW CLEANING	WINDOW CLEANING - DPW	Building Cleaning Services	125.00	125.00
6951	12/19/2024	GBS	IMAGE BILLINGS AND ENCRYPTION FEE	Document Imaging	313.06	313.06
6952	12/19/2024	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5298.34 5405.16	10,703.50
6953	12/19/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	207.03	207.03
6954	12/19/2024	HILL INTERNATIONAL TRUCKS NA LLC	PARTS - #3114 PARTS - VEHICLE PARTS - #3110	Vehicle Parts	1,157.60	1,157.60
6955	12/19/2024	JACKS AUTO PARTS	SUPPLIES - SHOP SUPPLY PARTS - MACHINERY	Other Operating Supplies Machinery Parts	40.20 82.99	123.19
6956	12/19/2024	KENNEDY, MALINDA S.	OFFICE SUPPLIES REIMBURSEMENT	Local Meetings	42.97	42.97
6957	12/19/2024	LIBERTY TIRE SERVICES LLC	TIRE RECYCLING	Tire Recycling	582.24	582.24
6958	12/19/2024	Lucas, Deborah A	INGREDIENTS FOR CHRISTMAS PARTY - REIMBURSEMENT	Local Meetings	85.60	85.60
6959	12/19/2024	MCCANDLESS FLORAL	SYMPATHY ARRANGEMENT - MARLENE VOGEL	Local Meetings	112.95	112.95
6960	12/19/2024	MOLNAR PRINTING, LLC	ENVELOPES 2025 CALENDAR	Town Calendar Office Supplies	11094.00 136.00	11,230.00
6961	12/19/2024	MORTON SALT INC.	ROCK SALT ROCK SALT	Rock Salt	41,761.32	41,761.32
6962	12/19/2024	MOTION & CONTROL ENTERPRISES LLC	PARTS - VEHICLE	Vehicle Parts	179.00	179.00
6963	12/19/2024	MURSLACK WELDING CO., INC.	PARTS - VEHICLE	Vehicle Parts	300.00	300.00
6964	12/19/2024	NELCO	W-2 FORMS & ENVELOPES	General Office Supplies	140.86	140.86
6965	12/19/2024	NELCO	1095-C FORMS	General Office Supplies	39.18	39.18
6966	12/19/2024	NORTH EASTERN UNIFORMS	UNIFORMS - CROSKEY SOCIAL WORKER UNIFORM - FRYE UNIFORMS - GUZZO UNIFORM - SHANAHAN UNIFORM REPLACEMENT - SHANAHAN UNIFORM - GRANT	Uniform Clothing Public Safety Equipment	2577.12 170.00	2,747.12
6967	12/19/2024	OLD HICKORY BUILDINGS	SHED - DPW	Recreational Supplies	2,562.75	2,562.75
6968	12/19/2024	OSBURN ASSOCIATES, INC.	PO #605 - SIGN MATERIALS CREDIT	Sign Making Equipment	10,677.80	10,677.80
6969	12/19/2024	PA ONE CALL SYSTEM INC	MONTHLY ACTIVITY FEE	PA One Call Fees	123.24	123.24
6970	12/19/2024	PENN POWER	TRAFFIC SIGNAL SCHOOL ZONE TOWN HALL MEMORIAL DR MONUMENT	Traffic Signal Electricity Electricity	2340.38 27.43 262.01 31.77	2,661.59
6971	12/19/2024	PEOPLES GAS	DPW TOWN HALL HERITAGE CENTER	Natural Gas	1494.73 141.38	1,636.11
6972	12/19/2024	RBA PROFESSIONAL DATA	2025 MAINTENANCE SUPPORT - (01.403.374.302.01=\$4841.16) (01.403.374.302.04=\$4702.64)	PREPAID EXPENDITURES	9,543.80	9,543.80
6973	12/19/2024	SHERWIN WILLIAMS	TRAILER - EMERGENCY RESPONSE	Other Operating Supplies	127.45	127.45
6974	12/19/2024	STATE CHEMICAL SOLUTIONS	SANITATION SUPPLIES	Sanitation Supplies	395.67	395.67
6975	12/19/2024	SUNBELT RENTALS	EQUIPMENT RENTAL	Equipment Rental	995.00	995.00
6976	12/19/2024	Syn-tech Systems, Inc.	PO# 580 - FMLive	Computer Server	1,565.00	1,565.00

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6977	12/19/2024	TRAFFIC CONTROL EQUIPMENT	TRAFFIC SIGNAL REPAIR	Traffic Signal Repairs	3,306.25	3,306.25
6978	12/19/2024	UNIFIRST CORPORATION	UNIFORMS & MATS UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 210.04	261.84
6979	12/19/2024	UNITED AUTO SUPPLY	LUBRICANTS PARTS - MACHINERY	Lubricants Machinery Parts	689.95 253.54	943.49
6980	12/19/2024	VERIZON WIRELESS	MONTHLY WIRELESS	TELEPHONE CHARGES Monthly Telephone Charges Monthly Telephone	255.36 340.48 47.56	643.40
6981	12/19/2024	WEST VIEW WATER AUTHORITY	DPW TOWN HALL	Water - Town Hall/DPW	413.99	413.99
6982	12/19/2024	WILLIAMS WESCO INC	33 1/3 MOTOR FUEL REFILLS	Vehicle Parts	73.80	73.80
6983	12/19/2024	WISSNER, JEFF	REIMBURSEMENT - BATTERIES	Office Supplies	21.38	21.38
6984	12/19/2024	WOJANIS SUPPLY CO., INC.	PARTS - SHOP SUPPLIES	Vehicle Parts	266.66	266.66
6985	12/20/2024	PENNSYLVANIA MUNICIPAL LEAGUE	2025 PA MUNICIPAL LEAGUE DUES (01.401.420.101)	PREPAID EXPENDITURES	7,127.52	7,127.52
EFT	12/20/2024	ICMA - 401	Pay period ending 12/15/2024,DC Pension,DC Pension Match,DPW Pension,DPW Pension Match	Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	5864.44 5864.44	11,728.88
EFT	12/20/2024	UNITED STATES TREASURY	Pay period ending 12/15/2024,E Fica,E Ficamed,FWT,Fica,FicaMed Pay period ending 12/15/2024,E Fica,E Ficamed,FWT,Fica,FicaMed	Federal Income Tax Social Security Tax Medicare Tax	32407.64 35724.08 8354.82	76,486.54
EFT	12/20/2024	US BANK	Pay period ending 12/15/2024,Police Pension	Police Pension Withheld	5,273.96	5,273.96
EFT	12/20/2024	ICMA - IRA	Pay period ending 12/15/2024,Roth IRA-Uniform,Roth IRA-Non Uniform	Roth IRA Contributions Withheld Roth IRA Contributions Withheld	1358.78 462.69	1,821.47
EFT	12/20/2024	ICMA - 457	Pay period ending 12/15/2024,Def Comp Amt Non Uniform Pay period ending 12/15/2024,Def Comp % Uniform,Def Comp Amt Uniform,DComp Match Non,Def Comp Amt Non Uniform,Def Comp % Non Uniform	IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	16648.82 736.14 5738.76	23,123.72
EFT	12/20/2024	PA SCDU	Pay period ending 12/15/2024,Family Division Court	Family Court	276.92	276.92
EFT	12/20/2024	PA DEPT OF REVENUE	Pay period ending 12/15/2024,SwtPA Pay period ending 12/15/2024,SwtPA	State Income Tax	8,586.39	8,586.39
6986	12/23/2024	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	83.79	83.79
6987	12/23/2024	AMAZON CAPITAL SERVICES	SUPPLIES - HCC SUPPLIES - ABBY	General Office Supplies Promotional Supplies	38.19 85.98	124.17
6988	12/23/2024	MARTIN, DAVID	UNIFORM REIMBURSEMENT - SELF/WILLOWACE/SAFE LIFE DEFENSE	Uniform Clothing	292.33	292.33
6989	12/23/2024	MRM WORKERS' COMP FUND	WORKERS COMP PREMIUM	Town Manager/Asst Mgr Workers Comp Administrative Staff Workers Comp	19.91 15.85	18,192.76
6990	12/23/2024	PENN POWER	VESTAL	Electricity	125.08	125.08
6991	12/23/2024	PITTSBURGH PUBLIC SAFETY SUPPLY	UNIFORMS - MACHESNEY UNIFORMS - CHEREBENCHICK UNIFORMS - MARTIN	Uniform Clothing	912.56	912.56
6992	12/30/2024	AMAZON CAPITAL SERVICES	CREDIT (INVOICE 1YCL-YT73-XJTX) OFFICE SUPPLIES - ZONING OFFICE SUPPLIES - BUILDING OFFICE SUPPLIES - CODE	Office Supplies Zoning Maps	50.94 23.88 156.57 76.99	308.38
6993	12/30/2024	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	GENERAL MATTERS RETAINER POLICE MATTERS MCT CUMBERLAND LANDCO, LLC ZHB APPEAL 100% TOWN	Town Attorney Retainer Town Attorney Town Attorney Town Attorney	1459.50 3248.00 55.50 703.00	5,466.00
6994	12/30/2024	BOCK, MICHAEL	UNIFORM REIMBURSEMENT - SELF/DUNHAM'S	Uniform Clothing	127.49	127.49
6995	12/30/2024	COHEN LAW GROUP	LEGAL SERVICES	Franchise Fee Audit	3,306.66	3,306.66
6996	12/30/2024	COMCAST	WIFI - VESTAL PARK INTERNET	Internet Other Operating Supplies	204.46 194.49	398.95

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
6997	12/30/2024	GATEWAY ENGINEERS INC.	TIMBER TRAIL STORM SEWER REPAIR FILL SITE DUE DILIGENCE TOM - 2024 GIS PROGRAM TOM - 2024 MS4 PROGRAM GENERAL ENGINEERING SERVICES MCCANDELLS DAM INSPECTIONS MAIN STREET MATTERS GRANT APPLICATION 2024 TOM GENERAL TRAFFIC ENGINEERING SERVICES DEP ENFORCEMENT 100% TOWN	Engineering	4749.00 1464.00 1490.75 1014.00 4817.50 8781.25	22,316.50
6998	12/30/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	375.00	375.00
6999	12/30/2024	JACKS AUTO PARTS	PARTS - #3101	Vehicle Parts	58.93	58.93
7000	12/30/2024	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing Office Equipment Leasing	584.05 220.35	804.40
7001	12/30/2024	M & R POWER EQUIPMENT	FLAT BOTTOM FOR POND CLEANING	Detention Facility Maintenance	1,803.20	1,803.20
7002	12/30/2024	MAIELLO, BRUNO & MAIELLO, LLP	PROFESSIONAL SERVICES	Labor Attorney	315.00	315.00
7003	12/30/2024	MRM WORKERS' COMP FUND	WORKERS' COMP PREMIUM	Town Manager/Asst Mgr Workers Comp Administrative Staff Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Administrative Staff Workers Comp - RET Administrative Staff Workers Comp - Citizen Info Department Head Workers Comp Administrative Staff Workers Comp Police Officer Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Volunteer EMT Workers Comp Department Head Workers Comp Supervisor Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Crossing Guard Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Supervisor Workers Comp Laborer Workers Comp	19.91 15.85 18.00 18.40 19.02 9.18 484.25 14.75 10952.31 10.10 10.39 126.83 11.20 3.70 13.19 7.67 292.74 13.08 7.73 36.20 4607.78 593.84 902.49 4.15	18,192.76
7004	12/30/2024	NORTH HILLS COG COMPOST	2024 FALL LEAF COLLECTION	Leaf Composting	15,966.62	15,966.62
7005	12/30/2024	PA TURNPIKE TOLL BY PLATE	TOLL BY PLATE - PA-MG414J	Miscellaneous Supplies	4.70	4.70
7006	12/30/2024	PENN POWER	TRAFFIC SIGNAL SCHOOL ZONE DPW DEVLIN PARK WALL PARK HERITAGE CENTER	Traffic Signal Electricity Electricity	1129.50 269.41 1007.02 153.29 251.14	2,810.36
7007	12/30/2024	PITTSBURGH TIRE SERVICE	PARTS - #3106 TIRES - #3106	Vehicle Parts Tires	167.80 848.56	1,016.36
7008	12/30/2024	SHULTS FORD INC.	REPAIRS - VEHICLE	Vehicle Repairs	253.05	253.05
7009	12/30/2024	UNITED AUTO SUPPLY	PARTS - AA #6134	Vehicle Parts	253.54	253.54
7010	12/30/2024	VERIZON	INTERNET	Internet	222.49	222.49
7011	12/31/2024	PICKLEBALL DEPOT U.S.	PICKLEBALL PADDLES	Recreational Supplies	1,081.00	1,081.00
7012	12/31/2024	Employee	FSA CLAIM - 2024	Flexible Spending Accounts	1,115.54	1,115.54
<b>Total Checks</b>						<b>870,355.06</b>

**Town of McCandless Payroll Checking Account**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1177-1178	12/6/2024	Town Employee Paychecks	01 201 001 000 00	Regular Wages	5,311.03	5,311.03
EFT	12/6/2024	Town Employee Direct Deposits	01 201 001 000 00	Regular Wages	177,650.31	177,650.31
			90 201 001 000 00	Regular Wages		
1179-1180	12/13/2024	Town Council Paychecks	01 201 001 000 00	Regular Wages	1,046.36	1,046.36
EFT	12/13/2024	Town Council Direct Deposits	01 201 001 000 00	Regular Wages	2,518.93	2,518.93
1181	12/20/2024	Town Employee Paychecks	01 201 001 000 00	Regular Wages	3,227.15	3,227.15
EFT	12/20/2024	Town Employee Direct Deposits	01 201 001 000 00	Regular Wages	169,795.43	169,795.43
			90 201 001 000 00	Regular Wages		
<b>Total Checks</b>						<b>\$359,549.21</b>

**Town of McCandless Fire Apparatus Account (Fund 01)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
<b>Total Checks</b>						<b>\$0.00</b>

**Town of McCandless Transportation District Fund (Fund 15)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						0.00

**Town of McCandless Capital Improvements Fund (Fund 18)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
383	12/05/2024	C CRUMP, INC.	VESTAL STREAM RESTORATION PO #599 - BABCOCK BLVD PO #600 - WILDERNESS CIRCLE PO #601 - BLAZE COURT UPPER PO #602 - BLAZE COURT LOWER	Detention Facility Restoration Construction - Detention Facilities	167945.54 60000.00	227,945.54
384	12/05/2024	FERGUSON	LANDSCAPING	Landscaping Supplies	1,343.65	1,343.65
385	12/05/2024	LINDY PAVING INC.	2024 SHACOG - OTHER CONSTRUCT SUPPLIES DONNA DR - OTHER CONSTRUCT SUPPLIES	Other Construction Supplies	1,158.49	1,158.49
386	12/05/2024	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	6,762.60	6,762.60
387	12/12/2024	MAHER DUESSEL, CPA	PROFESSIONAL SERVICES - FINAL	Construction Materials	3,500.00	3,500.00
388	12/12/2024	PRIME CONTRACTOR SUPPLY CORP	PIPE	Pipe	685.44	685.44
389	12/12/2024	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	450.00	450.00
390	12/19/2024	A-COMFORT SERVICE	PO# 606 - PHASE 1 PO# 607 - PHASE 2 PO #608 - PHASE 3 PO# 609 - PHASE 4	HVAC Upgrades	8,325.00	8,325.00
391	12/19/2024	PRIME CONTRACTOR SUPPLY CORP	WALL PARK DRAINAGE WORK	Pipe	806.20	806.20
392	12/30/2024	GATEWAY ENGINEERS INC.	GLG - CYCLE 10 APPLICATION ASSISTANCE TOM 2022 ARLE GRANT SIGNAL DESIGN ENGINEERING GLG - INGOMAR/BLAZIER GLG - PEEBLES/DUNCAN GLG - PEEBLES/MCINTYRE GLG - PEEBLES/REMINGTON GLG - PERRY/19 NORTH GLG - THOMPSON RUN/RED COACH 2024 MCCANDLESS STATEWIDE LOCAL SHARE ACCOUNT APPLICATIONS 100% TOWN	Engineering Engineering	12320.50 2190.00	14,510.50
<b>Total Checks</b>						<b>265,487.42</b>

**Town of McCandless Assessment Fund (Fund 19)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

**Town of McCandless State Highway Aid Fund (Fund 35)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

**Town of McCandless Real Estate Tax Agency Fund (Fund 91)**  
**Check Listing with Accounting Distribution 12/01/2024-12/31/2024**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1393	12/05/2024	LU JIE PENG & PAN WEINAN	NOV 2024 RE TAX REFUND - #690426	Prior Real Estate Tax Due To Town	110.46	110.46
1394	12/05/2024	SECURITY SETTLEMENT	NOV 2024 RE TAX REFUND - #689700	Prior Real Estate Tax Due To Town	173.30	173.30
1395	12/05/2024	STERLING JAMES LP	NOV 2024 RE TAX REFUND - #689288	Prior Real Estate Tax Due To Town	104.82	104.82
1396	12/05/2024	WOLFE NORTH PARK LLC	NOV 2024 RE TAX REFUND - #689354 NOV 2024 RE TAX REFUND - #689355	Prior Real Estate Tax Due To Town	3,293.22	3,293.22
<b>Total Checks</b>						<b>\$3,681.80</b>



# Town of McCandless Financial Dashboard

## For the 12 Months Ending December 31, 2024 (Preliminary)

General Fund Revenues 2024	
Budget vs. Actual	
\$ 17,910,439	Budget
\$ 18,512,686	Actual
103.4%	

General Fund Expenditures 2024	
Budget vs. Actual	
\$ 19,361,250	Budget
\$ 17,396,344	Actual
89.9%	

Net Change in General Fund Fund Balance	
Budget vs. Actual	
\$ (1,450,811)	Budget*
\$ 1,116,342	Actual
* Budgeted Capital Improvements Program Fund Transfer	

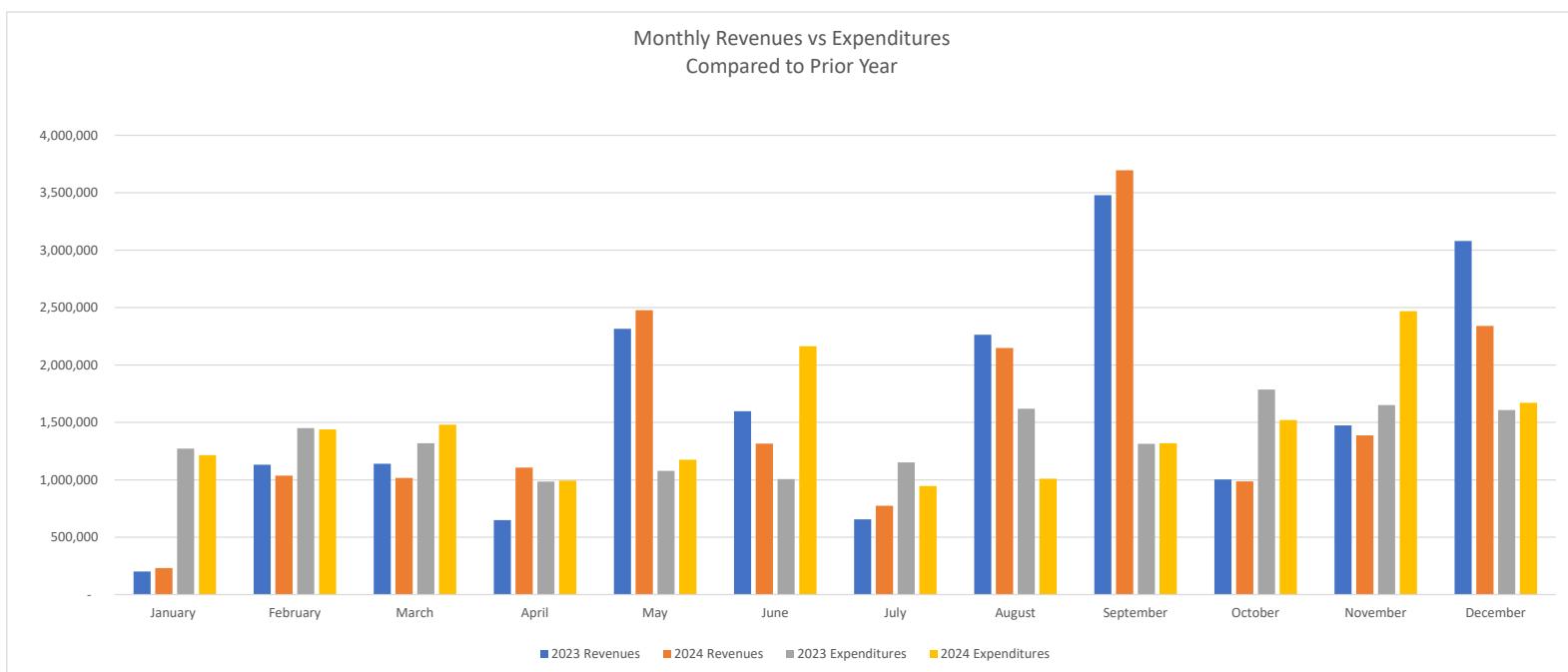
Public Safety Expenditures Vs. Other As Compared to Actual Expenditures	
47%	Public Safety
53%	Other
100%	Total

General Fund Revenues 2023	
Budget vs. Actual	
\$ 17,004,985	Budget
\$ 18,988,674	Actual
111.7%	

General Fund Expenditures 2023	
Budget vs. Actual	
\$ 18,522,325	Budget
\$ 16,236,424	Actual
87.7%	

American Rescue Plan Act Funds Received vs. Used	
\$ 2,955,603	Received^
\$ 2,955,603	Used
100%	
^ This is the full disbursement of ARPA funds	

Public Works Expenditures Vs. Other As Compared to Actual Expenditures	
22%	Public Works
78%	Other
100%	Total



**General Fund Revenues**  
**For the 12 Months ended December 31, 2024**

	Amended Budget 2023	Actual Year to Date 2023	Actual As % Of Budget 2023	Adopted Budget 2024	Actual Year to Date 2024	Actual As % Of Budget 2024
<b>Taxes</b>						
Real Estate Tax	\$ 3,350,000	\$ 3,515,968	104.95%	\$ 3,456,500	\$ 3,368,615	97.46%
Earned Income Tax	6,405,250	7,137,955	111.44%	6,909,000	7,073,776	102.38%
Realty Transfer Tax	1,382,400	1,966,226	142.23%	1,361,890	1,870,772	137.37%
Local Services Tax	710,000	744,127	104.81%	745,500	739,370	99.18%
Business Privilege Tax	1,400,000	1,533,076	109.51%	1,431,000	1,565,857	109.42%
<b>TOTAL Taxes</b>	<b>\$ 13,247,650</b>	<b>\$ 14,897,353</b>	<b>112.45%</b>	<b>\$ 13,903,890</b>	<b>\$ 14,618,388</b>	<b>105.14%</b>
Penalties & Interest on Delinquent Taxes	\$ 9,500	\$ 31,643	333.09%	\$ 8,000	\$ 31,989	399.86%
Licenses and Permits	388,675	430,340	110.72%	385,575	287,720	74.62%
Fines	35,500	34,321	96.68%	33,000	32,803	99.40%
Interest and Rents	140,000	323,311	230.94%	134,500	319,809	237.78%
Federal Funding	-	-	0.00%	-	13,151	131.51%
State Funding	909,920	933,424	102.58%	905,350	881,376	97.35%
Local Funding	850,675	905,577	106.45%	955,100	804,878	84.27%
Charges and Fees	374,890	425,699	113.55%	507,500	450,208	88.71%
Assessments	7,900	1,515	19.17%	400	453	113.15%
Contributions and Donations	73,500	39,698	54.01%	72,300	27,197	37.62%
Sale of Assets	15,000	62,100	414.00%	15,000	49,029	326.86%
Fund Transfers	756,775	745,000	98.44%	869,824	892,223	102.58%
Refunds of Prior Year Expenditures	195,000	158,693	81.38%	120,000	103,460	86.22%
<b>TOTAL Revenues</b>	<b>\$ 17,004,985</b>	<b>\$ 18,988,674</b>	<b>111.67%</b>	<b>\$ 17,910,439</b>	<b>\$ 18,512,686</b>	<b>103.36%</b>

**General Fund Expenditures**  
**For the 12 Months ended December 31, 2024**

	Amended Budget 2023	Actual Year to Date 2023	Actual As % Of Budget 2023	Amended Budget 2024	Actual Year to Date 2024	Actual As % Of Budget 2024
<b>General Government (400-409)</b>						
Town Council	\$ 143,600	\$ 64,612	44.99%	\$ 158,050	\$ 126,005	79.73%
Town Administration	626,140	424,515	67.80%	596,905	402,639	67.45%
Financial Administration	529,655	377,360	71.25%	400,545	324,275	80.96%
Tax Collection	411,260	359,075	87.31%	429,065	364,880	85.04%
Citizen Information	160,780	133,646	83.12%	163,925	139,609	85.17%
Buildings and Plant	648,860	473,759	73.01%	647,160	498,064	76.96%
<b>TOTAL General Government</b>	<b>\$ 2,520,295</b>	<b>\$ 1,832,966</b>	<b>72.73%</b>	<b>\$ 2,395,650</b>	<b>\$ 1,855,471</b>	<b>77.45%</b>
<b>Public Safety (410-419)</b>						
Police Protection	\$ 6,382,100	\$ 5,906,527	92.55%	\$ 6,564,045	\$ 5,993,018	91.30%
Fire Protection and Prevention	1,246,935	1,230,166	98.66%	1,304,305	1,303,391	99.93%
Ambulance	98,150	66,299	67.55%	192,000	185,826	96.78%
Code Enforcement	384,510	333,294	86.68%	440,990	353,670	80.20%
Planning and Zoning	276,220	239,541	86.72%	284,525	274,184	96.37%
School Crossing Guards	82,300	65,234	79.26%	84,475	66,981	79.29%
<b>TOTAL Public Safety</b>	<b>\$ 8,470,215</b>	<b>\$ 7,841,062</b>	<b>92.57%</b>	<b>\$ 8,870,340</b>	<b>\$ 8,177,071</b>	<b>92.18%</b>
<b>Public Works (426-446)</b>						
Recycling	\$ 62,550	\$ 52,539	84.00%	\$ 66,300	\$ 55,335	83.46%
Public Works Administration	2,188,900	2,049,570	93.63%	2,292,615	2,190,910	95.56%
Snow and Ice Control	593,720	231,163	38.93%	650,220	497,016	76.44%
Traffic Control Devices	435,370	344,933	79.23%	433,365	353,527	81.58%
Storm Sewers and Drains	29,000	18,481	63.73%	41,200	25,704	62.39%
Repairs of Vehicles and Machinery	631,655	546,122	86.46%	734,780	648,002	88.19%
Maintenance and Repairs of Roads/Bridges	61,200	12,849	20.99%	63,000	35,406	56.20%
Storm Water Mgmt and Flood Control	114,500	82,161	71.76%	166,500	97,740	58.70%
<b>TOTAL Public Works</b>	<b>\$ 4,116,895</b>	<b>\$ 3,337,820</b>	<b>81.08%</b>	<b>\$ 4,447,980</b>	<b>\$ 3,903,641</b>	<b>87.76%</b>
<b>Culture and Recreation (451-457)</b>						
Culture	\$ 29,200	\$ 20,096	68.82%	\$ 30,115	\$ 18,157	60.29%
Parks	286,535	138,448	48.32%	192,120	92,196	47.99%
Library	664,350	664,350	100.00%	671,345	671,342	100.00%
Community Celebrations	80,000	50,354	62.94%	94,900	63,249	66.65%
<b>TOTAL Culture and Recreation</b>	<b>\$ 1,060,085</b>	<b>\$ 873,248</b>	<b>82.38%</b>	<b>\$ 988,480</b>	<b>\$ 844,944</b>	<b>85.48%</b>
<b>TOTAL Refunds</b>	<b>\$ 114,000</b>	<b>\$ 110,493</b>	<b>96.92%</b>	<b>\$ 158,800</b>	<b>\$ 115,216</b>	<b>72.55%</b>
<b>TOTAL Interfund Operating Transfers</b>	<b>2,240,835</b>	<b>2,240,835</b>	<b>100.00%</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>100.00%</b>
<b>TOTAL Expenditures</b>	<b>\$ 18,522,325</b>	<b>\$ 16,236,424</b>	<b>87.66%</b>	<b>\$ 19,361,250</b>	<b>\$ 17,396,344</b>	<b>89.85%</b>



# Town of McCandless

9955 Grubbs Road, Wexford, PA 15090  
Phone: 412-364-0616 Fax: 412-364-5066  
Web: [www.townofmccandless.org](http://www.townofmccandless.org)

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To: Town Council  
From: John Bojarski, Public Information Officer  
Date: January 21, 2025  
RE: Communications Report

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Below are some recent statistics for our Town media and communications methods:

Town Facebook page: Currently sitting at 5,399 follows. Over the last month, posts on the page reached 14,404 people with 745 interactions (i.e., likes, shares and comments) and we received 30 new page follows.

Police Facebook page: Currently sitting at 6,449 follows. Over the last month, posts on the page reached 13,163 people with 713 interactions and we received 17 new followers.

Heritage and Cultural Center Facebook page: Currently sitting at 1,697 follows. Over the last month, posts on the page reached 3,386 people with 223 interactions and we received 17 new followers.

McMail: We sit at 4,024 subscribers. The January edition had a 62.99 percent “open” rate by subscribers and 6.7 percent of the contact list clicked on at least one link in the message.

YouTube: The Town’s channel has 175 subscribers and 45,473 total views. Over the last month, we received 214 views (31.4 total hours viewed).

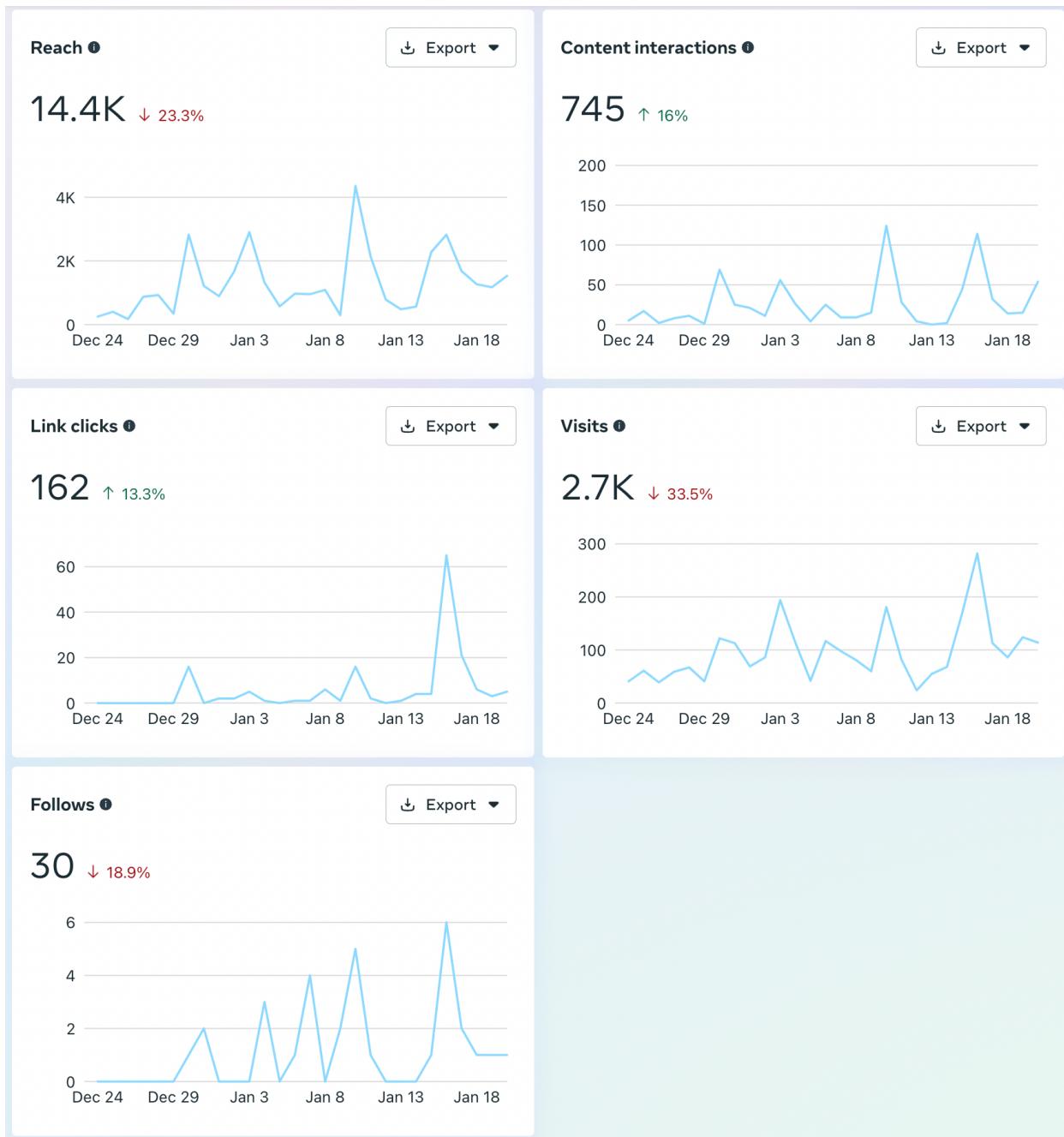
Instagram: The Town’s Instagram has 1,206 followers (an increase of 27 since last month).

LinkedIn: The Town has 369 followers (an increase of 12 since last month).

For more details, see the graphics and charts on the following pages.

# Town Facebook page

## Overview



## Top content



New year, new hobbies. Join us on Saturday, January 18 and Saturday, February 8 for cookie decorating classes lead by Jamie Wadowsky, the Call Me Crazy Cookie Lady herself. These classes introduce the basics of decorating sugar cookies. We will decorate themed sets of sugar cookies while learning how to outline and flood with royal icing. Call M...

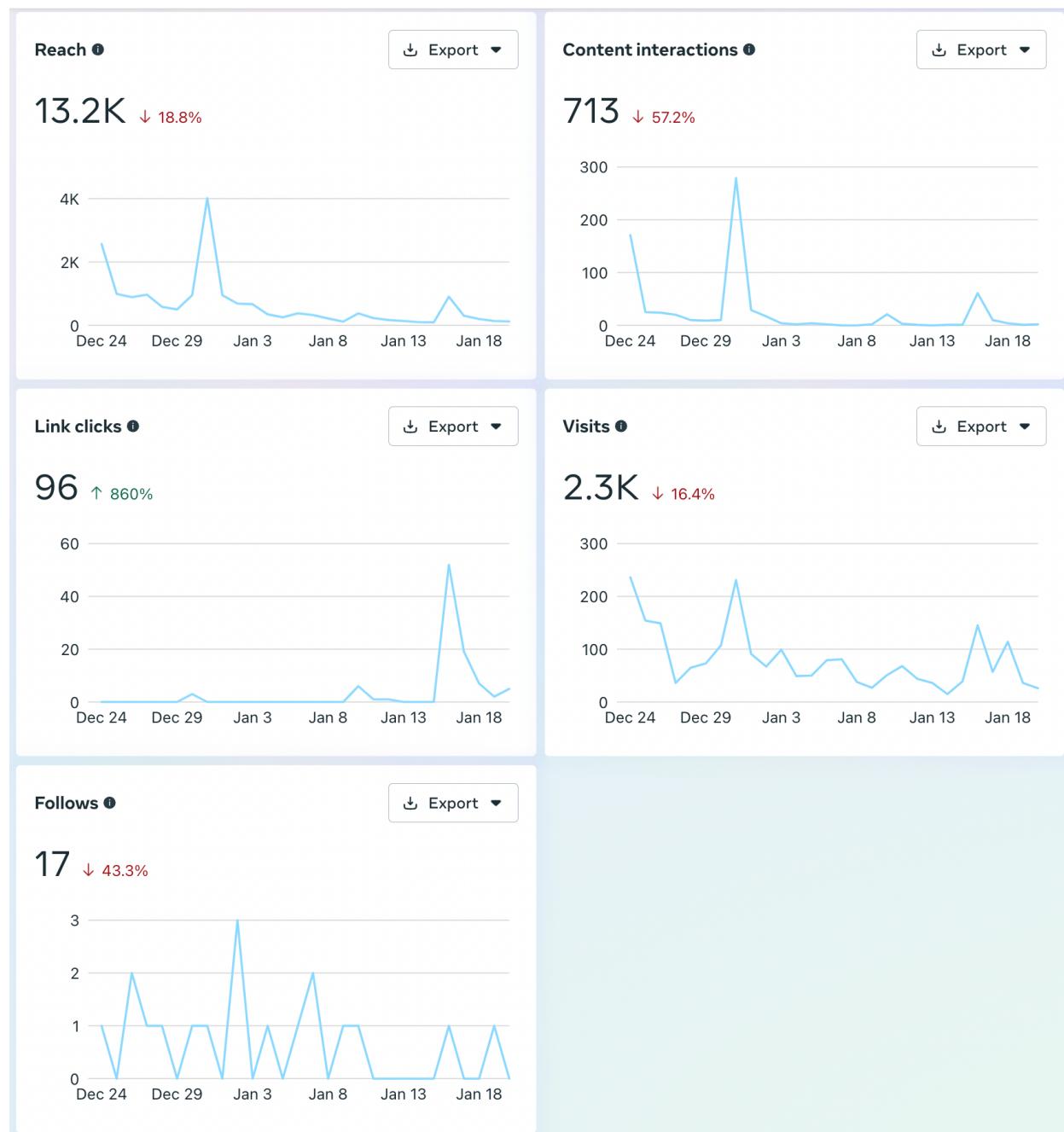
Thu, Jan 2

Reach 4,251

Interactions 10

# Police Facebook

## Overview



## Top content



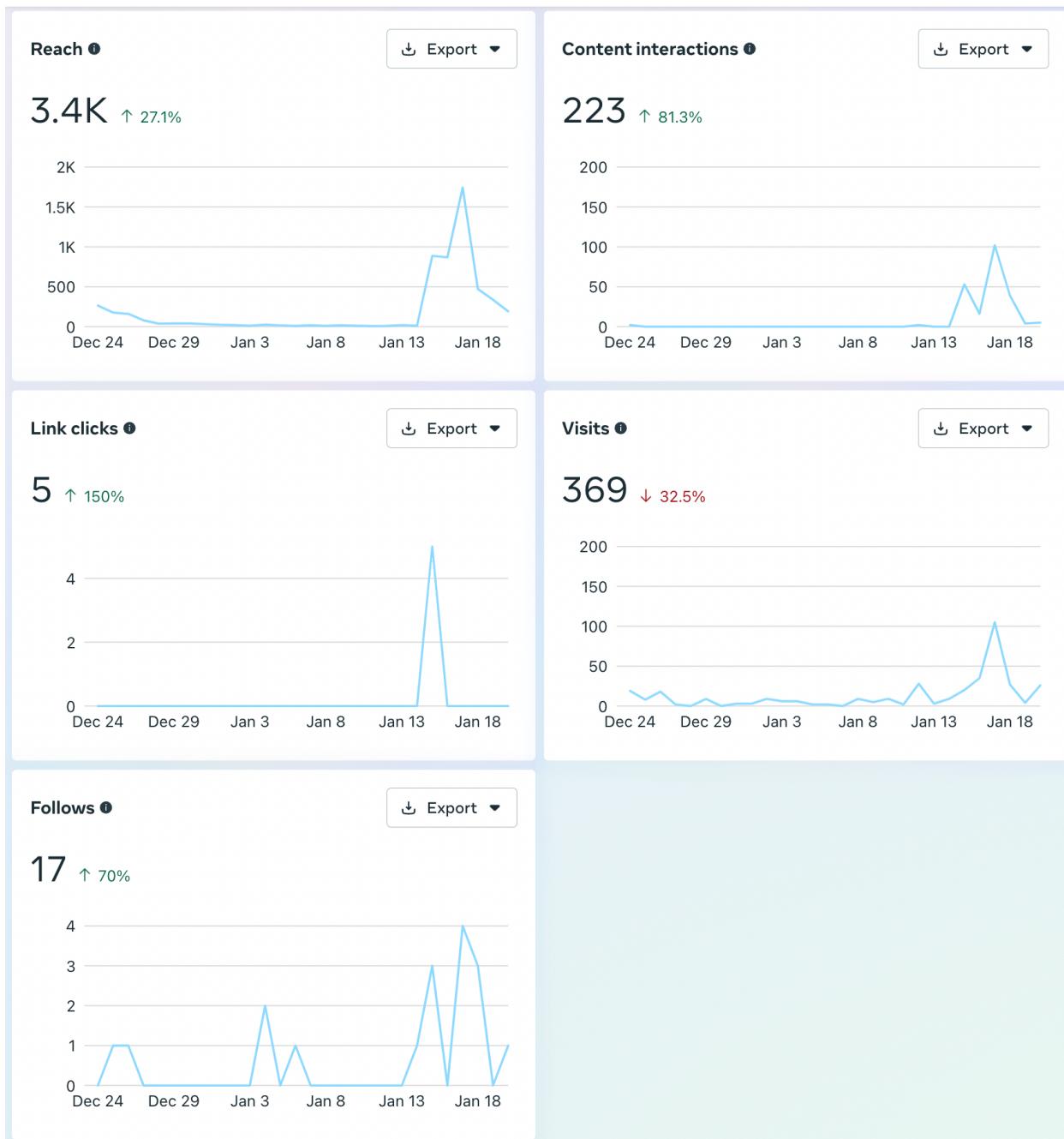
Our very own Chief Ryan Hawk was one of 257 law enforcement officials (and one of only two from the Pittsburgh region) to graduate from the Federal Bureau of Investigation's National Academy earlier in December. The FBI National Academy offers 11 weeks of advanced communication, leadership and fitness training. Participants (who represent...

Photo · Dec 31, 2024

Reach 4,806 Interactions 208

# Heritage and Cultural Center Facebook page

## Overview



## Top content



Did you know? McCandless began as a farming community in the 1800s, the Town boomed in 1890 with the discovery of oil. By 1916, oil was being pumped out of 150 wells throughout the Town. On July 7, 1929, a twenty-five foot high 21,000 gallon holding tank at National Transit Oil Company's Nedskey Pumping Station at the intersection of what is...

Fri, Jan 17

Reach: 2,395    Interactions: 83

## January 2025 McMail

Subject You've Got McMail™ — January 2025 e-newsletter from the Town of McCandless

Sent December 31, 2024 11:11:22 AM (46 seconds)

Contacts Sent To 4,031

Opened (62.99%) 2,539

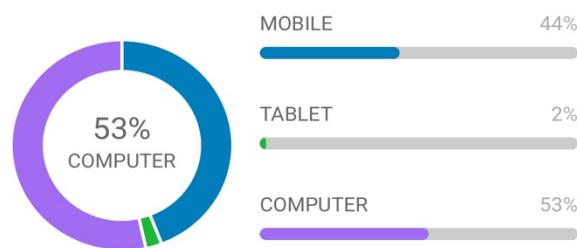
Clicked (6.7%) 170

No Info (36.14%) 1,457

Bounced (0.87%) 35

Unsubscribed (0.1%) 4

Complained 0



## Instagram

1,206

Total followers

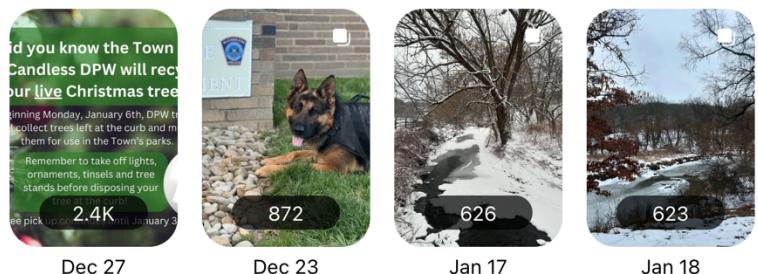
7,508

Views

Followers 65.9%

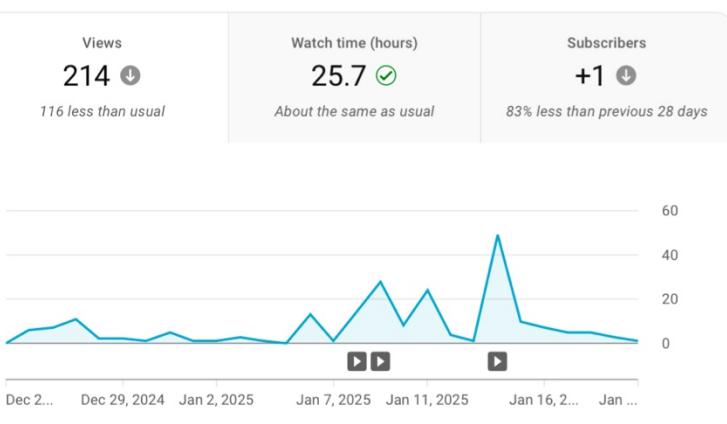
Non-followers 34.1%

Accounts reached 2,723



## Town YouTube channel

Your channel got 214 views in the last 28 days



Your top content in this period

Content	Average view duration	Views
 Meeting of the Town Council (Jan 14, 2025) <span>Recent upload</span>	6:51 (19.3%)	61
 Meeting of the Town Council (Dec 17, 2024)	6:11 (11.0%)	28
 Planning Commission (January 7, 2025)	13:42 (14.9%)	25
 Environmental Advisory Committee ...	6:06 (6.6%)	25
 Meeting of the Town Council (Sept 24, 2024)	4:54 (5.6%)	9



# Staff Report

**To:** Town Council Members  
**From:** Rachel J. Susko, Planning & Development Director  
**Date:** January 21, 2025  
**Re:** Monthly Planning Report – January 2025

---

## I. Reorganization

The Planning Commission elected Dan Kortum to another term as Chair of the Commission for 2025. Ann Clarke was also re-elected as Vice Chair.

## II. Walnut Court Phase II – Continued review

The developer returned with a revised plan for the lot, which included several minor design changes to satisfy the Town Engineer's last round of comments and eliminate most design modification requests aside from a 2:1 fill slope proposal conditioned upon a supporting geotechnical report.

The revised plans had reconfigured the future lot lines for each townhome unit to meet the Town's SALDO requirement to achieve at least 20' of frontage on the existing Walnut Court cul-de-sac, although the townhome building itself would still be sited perpendicular to the cul-de-sac and utilize a shared access, 20' wide private driveway to reach each of the individual units. This would be accomplished with a series of L- and horseshoe-shaped lots, otherwise known as "flag lots." The result would be a legal plan, but with highly irregular lot shapes.

Considering this information, the Planning Commission discussed whether the previously proposed modification request to allow the townhome lots to be subdivided directly onto the access drive would actually provide an "equal to or better result" than the code as written, which did not clearly prohibit the flag lot design. The developer was asked to revise the plans to show the final proposed lot lines if the modification request was granted, which would again form more traditional lot shapes and simplify the need for cross-boundary access agreements between all individual unit owners.

The Planning Commission also discussed the intent of the recently adopted SALDO to avoid these types of lot shapes. A simple amendment to the zoning ordinance to add a definition of "flag lot" could be used to better control this situation in the future. More information on this topic will be presented to Town Council at the January 27 meeting.

The plan was tabled to await a new proposal for the individual unit lot lines in consideration of the frontage modification request.

## III. Carey Lane Apartments (next to Remington Senior Living, 715-K-10)

The developer returned with a revised plan that addressed several of the Town Engineer's review comments. The connection to the Remington parking lot had been removed, and a turning template for emergency vehicles/fire apparatus with a small hammerhead towards the rear of the building was provided instead.

Subsequent review by the Fire Marshal after the meeting determined the back-up distance in the hammerhead was not long enough to meet IFC requirements. Since the meeting, the developer has revised the rear parking area to be a loop configuration that connects back to Carey Lane. This will allow firetrucks to pull around the building and exit directly from the rear parking lot, rather than requiring a hammerhead

configuration to turn around and leave the way they entered. The Town is confirming with turning templates that the new configuration will satisfy fire apparatus dimensional requirements, but at this time the plan appears to comply.

At their previous meeting the Commission had already reviewed the design modification requests related to moving the required sidewalk from McKnight Rd to Carey Lane and allowing for a shortened buffer yard depth between the new development and the Remington in consideration of existing buffer yards on the Remington's property.

MOTION by Ms. Clarke to recommend Town Council approve Modification Request #1 from §1104.230(A)1 to waive the requirement to construct a sidewalk along the property line abutting McKnight Rd. Applicant proposes to instead construct additional sidewalk connecting the existing sidewalk on Carey Lane to the neighboring Remington property. SECONDED by Mr. O'Donnell.

*Motion passed unanimously (6-0).*

MOTION by Ms. Sponholz to recommend Town Council approve Modification Request #2 from §1104.280(D)1 to allow a buffer planting depth of 10' (code requirement 15') on the northern property line abutting the Remington. Applicant notes that the buffer depth on the neighboring property is 10', which would create a functional buffer planting depth of 20'. SECONDED by Mr. Jones.

*Motion passed unanimously (6-0).*

MOTION by Mr. O'Donnell to recommend Town Council approve Modification Request #3 from §1104.280(C)2 to allow a parking lot perimeter planting area depth of 10' along the northern property line abutting the Remington. Applicant notes that the buffer depth on the neighboring property is 10', which would create a functional parking lot perimeter planting area depth of 20'. SECONDED by Ms. Clarke.

*Motion passed unanimously (6-0).*

MOTION by Ms. Clarke to recommend Town Council approve the Carey Lane Apartments Land Development application as submitted by Tri-Woods Enterprises, LLC, conditioned upon the satisfaction of all remaining comments of the Town Engineer's review letters, and confirmation that the emergency vehicle/fire apparatus turning template satisfies the Fire Marshal's requirements. SECONDED by Mr. Jones.

*Motion passed unanimously (6-0).*

This plan is scheduled for consideration at Town Council's January 27 regular meeting pending review of revisions submitted on January 17.

#### **IV. Flag Lot definition amendment**

As discussed in the earlier Walnut Court Phase 2 section, the Planning Commission is recommending Town Council formally define "flag lot" with an amendment to the zoning code, Article 1306 Definitions. They also had particular concerns about the utilization of private roads that do not meet Town road specifications and shared access drives to reach multiple lots that otherwise do not have a traditional street-facing configuration.

In consultation with the Town Attorney, Town staff have drafted the following definition which can be advertised as a code amendment and sent to the Planning Commission for their review and recommendation with the agreement of Town Council:

**LOT, FLAG** – A Lot that has any portion of its Front Lot Line or Front Yard Abut the Rear or Side Yard of an adjacent Lot rather than a public road Right-of-Way and where access to the public road Right-of-Way would typically be by a narrow, private road Right-of-Way or driveway.

## V. New department guides and forms

Since the adoption of the new zoning ordinance and SALDO, the Building & Planning Department has rolled out several new user guides and revised application forms. This is part of the Town's continued efforts to make permitting and development information easily accessible to residents and stakeholders to allow them to make more informed choices about how they use and improve their property.

The primary new user guide is the [Permit Submission Guidelines packet](#), which first rolled out in February 2024. This guide covers what documents all building and zoning permit applicants need to submit, what types of projects require a property survey and the review information that should accompany it, a general overview of the Small Projects stormwater management requirement triggers, waterway and floodplain regulatory information, and construction and spec drawing requirements for various types of buildings and structures. The zoning district form sheets for the core residential districts (R-VL, R-L, R-M) are also attached at the end of the guide for easy access to the requirements of the districts that cover the majority of permit applicants.

The Permit Submission Guidelines packet replaced several separate documents that only covered basic zoning information, such as setback and height restrictions, for specific structures (i.e. one sheet only addressed sheds, another only fences, etc). The new packet unifies and standardizes all of this information in one document while also providing much more detail on regulatory issues the Town has prioritized. Expectations for permit applicants are clearly stated and available for anyone to learn about, even if they are just curious about the safeguards and review standards being applied to work throughout the Town.

According to a recent review with our website vendor, CivicPlus, the new packet was the 4<sup>th</sup> most-accessed document last year across all files available on the Town website, with over 2,300 downloads.

The second new user guide is the [Plan Recording Instructions](#) document, which walks through the steps of collecting all required signatures on a newly approved subdivision plan in order to record it with the County. This guide is included with all subdivision approval letter transmittals and has saved Town staff significant time in explaining plan recording procedures, which were not previously documented and had to be conveyed individually every time a subdivision was approved.

Lastly, the [Zoning Hearing Board application](#) has been updated to reference fees for all different types of applications (previously only covered fees for basic variances and required contacting the Town for information on other appeal types). Other general clean-up changes were made to ensure the application describes the most current procedures of the department and all code references are accurate to the new article and section numbers.

The next update rolling out soon will be a comprehensive subdivision/land development application which unifies 4 separate forms currently being used for each type of plan approval.



TO: Town Council

FROM: Abby Lucostic, Parks & Rec Coordinator

DATE: January 23, 2025

RE: Monthly Parks & Rec Activity Report – January 2025

- **Parks**
  - Parks open April 1
  - Permits available for Wall and Devlin Park pavilions **ONLINE** in 2025
    - Reservations will open on March 1
  - Working with DPW/Val on transferring the permitting process for ballfields
    - Updated permits will be released to athletic associations in the coming days
- **Recreation**
  - **See attached for Jan-April “Upcoming Events”**
    - Working with John B. to boost the Town’s social media presence to drive attendance and engagement
  - **Community Events:**
    - Planning has started for the Easter Egg Hunt
      - Scheduled for Saturday, April 19<sup>th</sup>
    - Met with staff to brainstorm for McCandless 175 in 2026
    - Treasures in the Trunk will be on Saturday, May 3
    - Already making reservations for Community Day
  - **Recreation Programs:**
    - Learn To Knit
      - Feb 12 & 19 sold out in 2 days
      - Added another class for March 5 & 12, only 2 spaces left
    - Cookie Decorating Class
      - Had 7 people for the class last weekend
      - 2 more classes scheduled for Feb 8
    - Pickleball
      - Starting in May with learn to play pickleball series, round robins and intermediate classes
      - Classes will run through Sept/October
    - Tennis

- May 10, will partner with USTA and resident Jim Block to teach an intro class
- HCC lecture series
  - 3<sup>rd</sup> Thursday of each month beginning in March with a presentation by the Moonshot Museum
  - Working to boost the HCC's social media presence to drive visitation and program attendance
  - All lectures will use the Civic Rec registration system
  - Other scheduled lectures for 2025 include Allegheny Observatory (with a tour of the observatory a few weeks later) and a presentation from authors of *City Steps of Pittsburgh: A History and Guide*.
- **Parks Study**
  - First committee meeting was on Jan. 23
  - Steering committee is made up of representatives from athletic associations, Town Council members, and recreation instructors

# Upcoming events.

**WINTER/SPRING  
2025**



**JAN  
18**

## COOKIE DECORATING CLASS

Woodland Animals with the Call Me Crazy Cookie Lady.

**FEB  
08**

## COOKIE DECORATING CLASS

2 Sessions: KIDS- Build a Gnome, Paris in Love.

**FEB  
12,19**

## LEARN TO KNIT WITH KNIT HOPE

Looking for a new hobby? Start here.

**FEB  
14**

## HCC REOPENS

see new history.

**MAR  
01**

## PAVILION RENTALS OPEN

Reserve Wall or Devlin Pavilions online.

**MAR  
5,12**

## LEARN TO KNIT WITH KNIT HOPE

Looking for a new hobby? Start here.

**MAR  
20**

## MOONSHOT

Presentation at the HCC.

**APR  
01**

## PARKS OPEN

Come play!

**APR  
12**

## BEAUTIFY MCC

Join the EAC for the annual roadside cleanup.

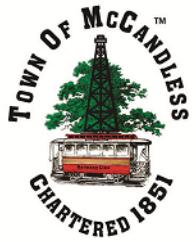
**APR  
19**

## EASTER EGG HUNT

Free event, lots of prizes and fun.

Parks and Recreation Department  
9955 Grubbs Rd, Wexford, PA 15090

Register for events online at [www.townofmccandless.org](http://www.townofmccandless.org).



# Memorandum

**Memo To:** McCandless Town Council  
**From:** John F. Schwend, Town Manager  
**Date:** January 24, 2025  
**Re:** January Manager's Report

---

Please accept this status report on various projects and activities in the Town and in the Town Manager's office. This report reflects current activities and is by no means all inclusive. Should you have any questions on any topic, please feel free to contact me directly.

## Personnel

- Mr. Zachary Paris has assumed his role as Code Enforcement Officer. He has been a great asset to the team and will be spearheading the private BMP inventory and inspection program as well.
- Ms. Abby Lucostic has been promoted to the full-time position of Parks and Recreation Director. Abby is enthusiastic about enhancing community engagement and offering additional programming in 2025
- Completed one on one meetings with all administrative staff and department heads
- Met with department heads to review 2025 departmental and Town-wide goals and objectives
- Continued interviews for volunteers for the personnel board, MIDA and zoning hearing board. We are still seeking applicants for the personnel board. The Manager's office is working to formalize the interview and appointment process.

## Finance

- Began compiling data for the 2024 DCED and Town audit
- Finance department met and set goals and objectives for the year
- ADP payroll system has had a successful launch. The team is working out the details, and finishing training for all employees and department heads.
- Prepared retirement paperwork for one police officer, and completed onboarding paperwork for four employees.

## Grants

- Applications were submitted for Green Light Go Cycle 10 for three intersections on the Wexford flats and for the intersection of Perry and Perrymont – in progress

- Application was submitted for a Main Street Matters Grant for planning activities along Ingomar Road – in progress
- Actively working to close out remaining grant paperwork, and ensure compliance with grant regulations
- Updated applications with additional information for Local Share Account (LSA) grant applications – in progress.
- Closing CITF grant for work at Devlin Park – in progress.
- Completed We Conserve PA grant in conjunction with Landforce Pgh. for work on the Brandt Trail.

### **Buildings and Grounds**

- Window replacement project on track for August completion - ongoing
- Emergency Operations Center work is nearing completion – work in progress
- Planning with PW for winter projects located inside the municipal building – ongoing
- Preparing RFQ for flooring replacement in Town Hall
- Preparing RFQ for emergency generator replacement at Town Hall

### **Public Works / Infrastructure**

- Crews were called out 19 times for snow and ice events thus far in January
- Two new public works laborers have been hired to fill vacancies left from the two retirements in December.
- Met with Jason Dailey regarding PW evaluation and recommendations – ongoing
- Preparing the 2025 paving program – anticipated authorization to advertise for bids at the February 10<sup>th</sup> meeting of Council.
- Catch basin repair to begin, weather dependent.
- Wall Park drainage improvements planned to begin within a few weeks, weather dependent.

### **Parks and Rec**

- Park's Master Plan steering committee met on 1/23. It was a very productive first meeting. Additional key stakeholders will be contacted within the coming month. Public engagement campaign begins in late Feb. / early March. Next meeting will take place in March. Deliverable should be approximately Jan. 2026.
- Considering adding additional community activities in 2025 - ongoing
- McCandless 175 planning meeting was held. The theme for the year and events were the topic of discussion.

### **Miscellaneous**

- Met with Sen. Williams to discuss opportunities for collaboration.
- Fee Schedule for the Town is under revision – will be ready for adoption in February
- Reviewing town contracts - ongoing
- Outlining the process for a Strategic Planning Session for the Town Council and staff
- Implemented new internal system for tracking and resolving complaints and concerns

OFFICIAL  
TOWN OF McCANDLESS  
ORDINANCE NO. 1552

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING PART 5 OF THE TOWN CODE OF ORDINANCES, TRAFFIC CODE, TO DESIGNATE NEW STOP INTERSECTIONS AND TO AUTHORIZE THE PLACEMENT OF NEW STOP SIGNS ON HIGHLAND ROAD NORTHBOUND AND SOUTHBOUND AT THE INTERSECTION WITH HARMONY DRIVE AND TO AUTHORIZE THE PLACEMENT OF NEW STOP SIGNS ON HIGHLAND ROAD NORTHBOUND AT THE INTERSECTION WITH ONEIDA AVE AND SOUTHBOUND AT THE INTERSECTION WITH SLOOP ROAD.

WHEREAS, Chapter 61 of the Pennsylvania Motor Vehicle Code, 75 Pa. C.S. §6101 *et seq.*, ("Vehicle Code") authorizes the Town of McCandless ("Town") to exercise certain powers pertaining to the operation of motor vehicles on highways within its boundaries; and

WHEREAS, Section 501.01 of the Town Code requires, pursuant to Section 6109 of the Vehicle Code, that all traffic regulations of a permanent nature be adopted by ordinance of Town Council and that no ordinance or regulations shall be effective until official traffic-control devices giving notice of such provisions are erected upon the highway or part thereof affected; and

WHEREAS, Council reviewed a location within the Town identified as the intersection of Highland Road and Harmony Drive and determined that the placement of an all way stop intersection with associated stop sign traffic-control device is in the best interests of the Town residents and will improve pedestrian and vehicular safety as well as traffic control and circulation within the Town; and

WHEREAS, Council reviewed a location within the Town identified as the intersection of Highland Road and Sloop Road and Oneida Avenue and determined that the placement of a stop intersection with associated stop sign traffic-control device is in the best interests of the Town residents and will improve pedestrian and vehicular safety as well as traffic control and circulation within the Town.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, incorporating the above recitals by reference, that:

**Section 1.** Section 505.3 of the Town Code of Ordinances, Signs, is hereby amended by adding the following underlined text, alphabetically, in the table contained therein as follows:

Intersection of	No. of Signs	Sign Located On
****	****	****
<u>Highland Road at Harmony Drive</u>	<u>2</u>	<u>Highland Road</u>
<u>Highland Road at Onieda Avenue</u>	<u>1</u>	<u>Highland Road</u>
<u>Highland Road at Sloop Road</u>	<u>1</u>	<u>Highland Road</u>
****	****	****

**Section 2.** Council hereby authorizes any and all appropriate Town officials or staff to take any and all actions necessary to install official traffic-control devices, being a stop sign, at the locations identified on Exhibit "A" in accordance with the requirements of the Vehicle Code and Town Code, and to take any additional actions required to effectuate this change.

**Section 3.** If any of the provisions or terms of this Ordinance shall be held invalid for any reason whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

**Section 4.** All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law this 27<sup>th</sup> day of January, 2025,

Effective immediately.

ATTEST:

TOWN COUNCIL  
TOWN OF McCANDLESS

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Secretary

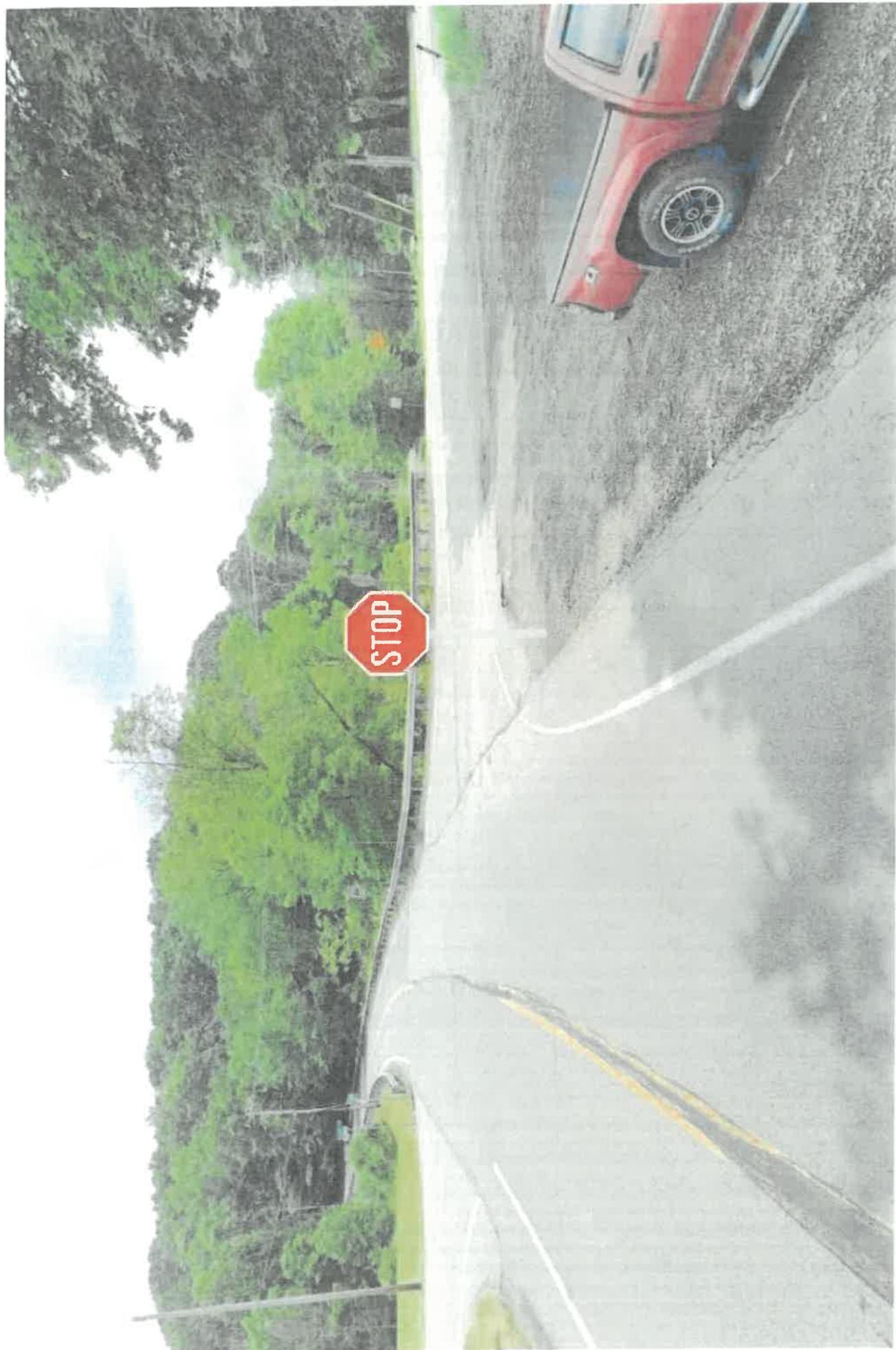
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President

## **EXHIBIT A**













OFFICIAL

**TOWNS OF MCCANDLESS  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF MCCANDLESS,  
ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING  
THE DEDICATION OF THE ROADWAY IDENTIFIED AS  
BROOK VIEW COURT IN THE FASSINGER FARMS PLAN  
NO. 1 RECORDED IN PLAN BOOK VOLUME 309, PAGE  
162 OF THE ALLEGHENY COUNTY DEPARTMENT OF  
REAL ESTATE RECORDS.**

**WHEREAS**, Section 1106.160, Conditions of Acceptance, of the Codified Ordinances of the Town of McCandless provides that the requirements and specifications of Article 909, Street Acceptance and Dedication, of the Codified Ordinance of the Town of McCandless shall be followed to dedicate a street and related improvements or a portion thereof to the Town of McCandless; and

**WHEREAS**, Section 909.01(e), Procedure, of the Codified Ordinances of the Town of McCandless provides that the Town shall take over the road by ordinance after receiving a deed or right of way from the property owner and will thereafter maintain the road as a Town road; and

**WHEREAS**, H and F Property Development, LLC (the “Property Owner”) has offered to dedicate to the Town the 50-foot wide road right-of-way identified as Brook View Court on the “Plat of Dedication Brook View Court” which is attached hereto and incorporated herein as Exhibit “A” (hereinafter referred to as the “Road”) which is located within “Fassinger Farms Plan No. 1,” as recorded in the Allegheny County Department of Real Estate at Plan Book Volume 309, Page 162, which is incorporated herein by reference (the “Plan”); and

**WHEREAS**, the Road herein specifically includes stormwater facilities within the Roads, acceptance of the dedication of which is shown on the Stormwater Facilities Plan document attached hereto as Exhibit “B”.

**WHEREAS**, the Town Council of the Town of McCandless desires to accept the dedication of the Road to promote the health, safety, and welfare of Town residents and the traveling public.

**NOW, THEREFORE**, the Town Council of the Town of McCandless hereby ordains as follows incorporating the above recitals by reference:

**SECTION 1.** The Road is hereby accepted by the Town as a Town roadway and as part of the public road system of the Town, with the acceptance being expressly conditioned upon the Property Owner (a) executing a Deed of Dedication for the Road to the Town in a form acceptable to the Town Attorney, and (b) satisfying all conditions of acceptance identified in Section 11 of

the Development Agreement dated \_\_\_\_\_, 20 \_\_, between the Town and the Property Owner.

**SECTION 2.** The Town hereby takes over and accepts as Town stormwater facilities the stormwater facilities within the Road as specifically identified and shown on the Stormwater Facilities Plan document attached hereto as Exhibit "B".

**SECTION 3.** The Town is hereby authorized to enter into and accept the Deed of Dedication from the Property Owner, and the appropriate Town officials are hereby authorized to execute the Deed of Dedication and to take any and all actions necessary to effectuate the same.

**SECTION 4.** All prior ordinances are repealed in whole or in part to the extent inconsistent herewith.

**ORDAINED AND ENACTED** into law this 27th day of January 2025, effective immediately.

ATTEST:

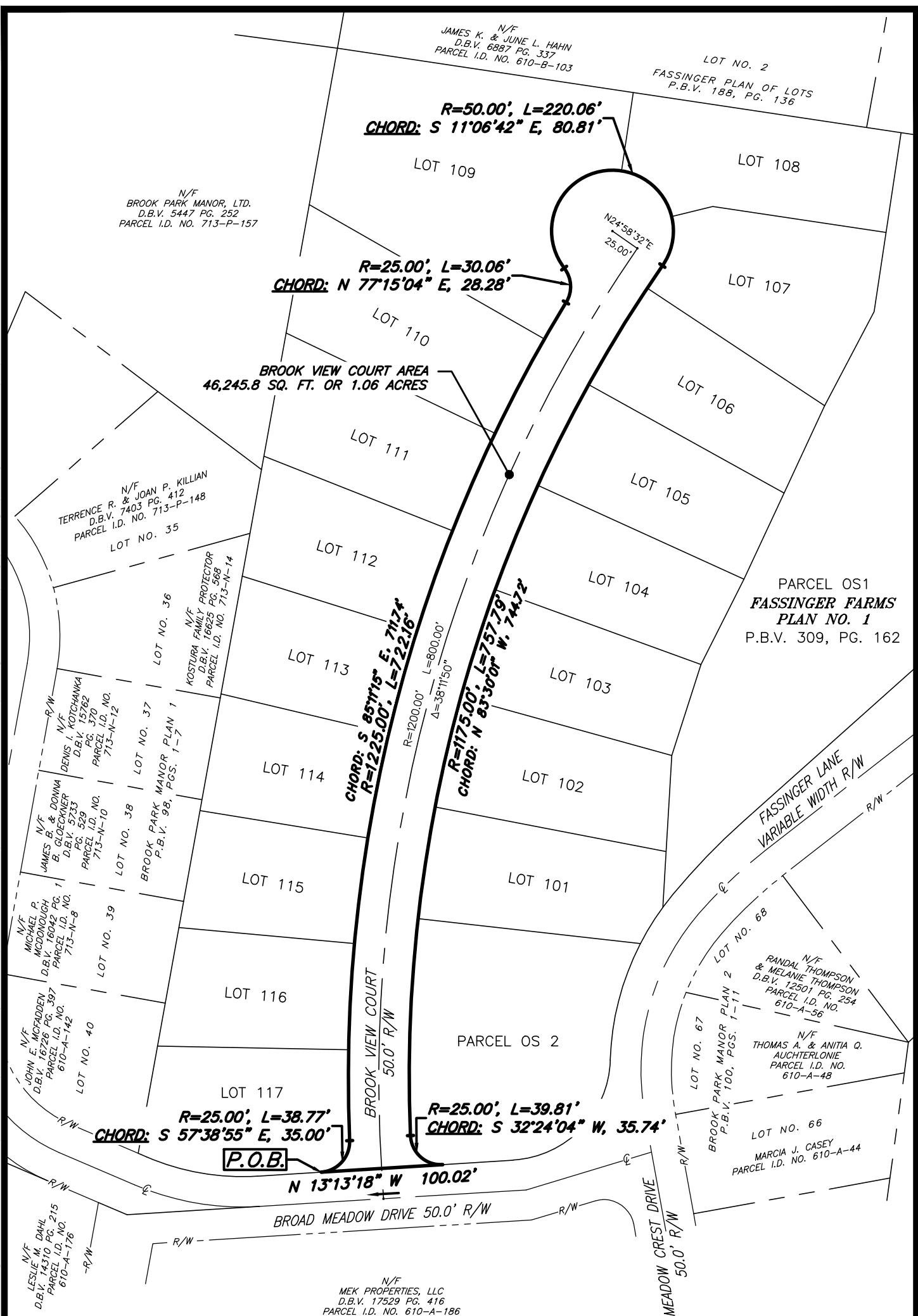
TOWN COUNCIL  
TOWN OF McCANDLESS

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Secretary

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President



## Plat of Dedication

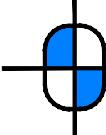
## BROOK VIEW COURT

**BROOKVIEW COURT**  
**FIFTY FOOT (50') WIDTH RIGHT OF WAY**

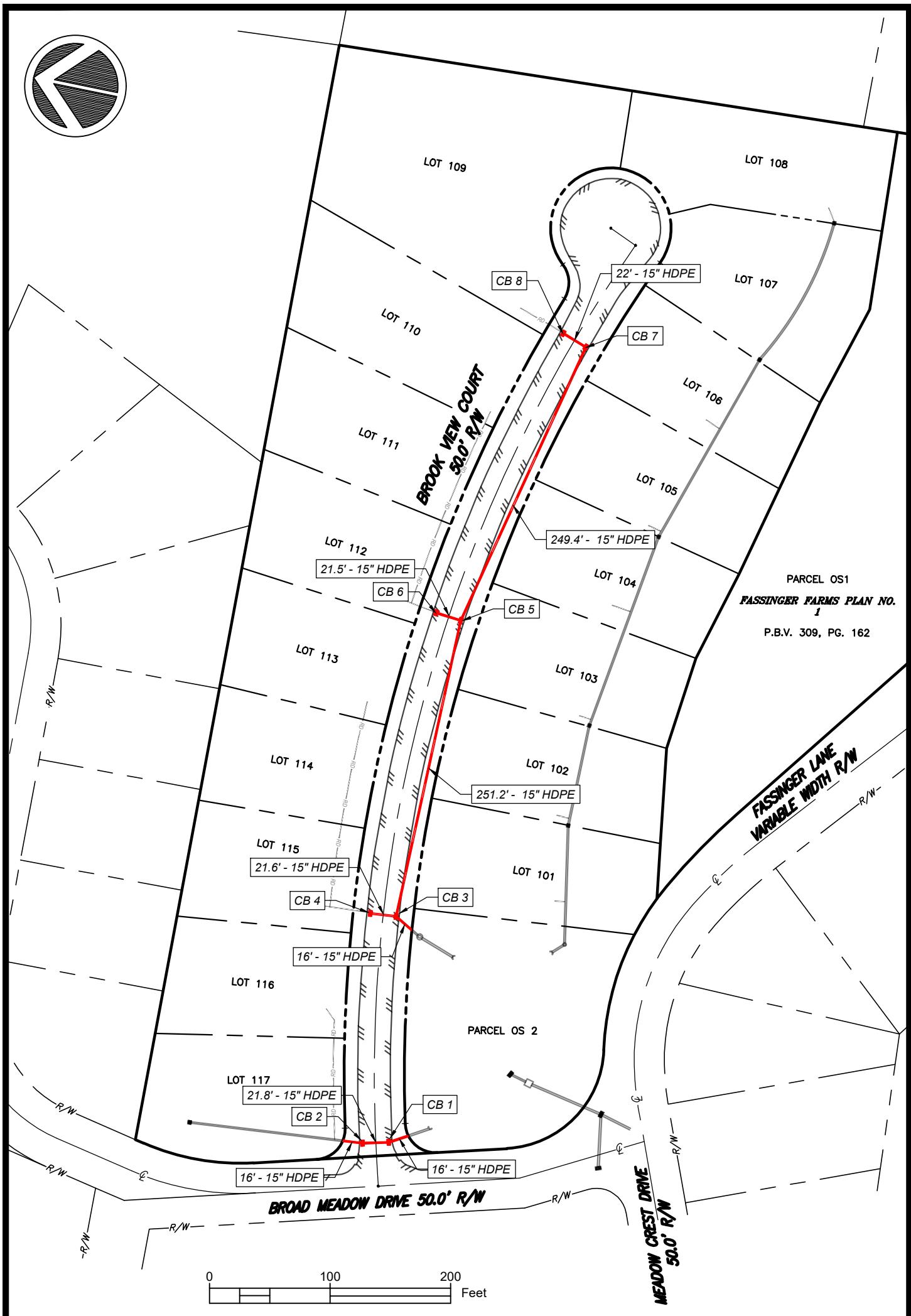
less, Allegheny County, Commonwealth

11. *What is the primary purpose of the following statement?*

A Division of Sheffler & Company



	
DRAWN BY:	JAP
REVIEWED BY:	JAS
DATE:	09.17.2024
SCALE:	1" = 100'
PROJECT NUMBER:	3852

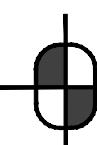


## Storm Sewers within the public R/W of

BROOK VIEW COURT

FIFTY FOOT (50') WIDTH RIGHT OF WAY

Town of McCandless, Allegheny County, Commonwealth of Pennsylvania



**Sperdute Land Surveying**

A Division of Sheffler & Company



DRAWN BY:	JAS
REVIEWED BY:	JAS
DATE:	01.10.2025
SCALE:	1" = 100'
PROJECT NUMBER:	3852

EXHIBIT "B"



# Staff Report

**To:** Town Council Members

**From:** Rachel J. Susko, Planning & Development Director

**Date:** January 23, 2025

**Re:** Carey Lane Apartments Land Development application

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**Date filed with Planning Commission:** December 3, 2024

**Last meeting prior to action deadline:** February 24, 2025

**Developer:** Tri-Wood Enterprises, LLC

**Location:** Vacant parcel on Carey Lane, adjacent to the Remington (Block/Lot 715-K-10)

## Summary of previous activity

This application proposes a 40-unit apartment building on one of the last two remaining lots from the original McCandless Crossing master plan. It was reviewed at the December 2024 and January 2025 Planning Commission meetings. The Planning Commission has recommended approval on the conditions that all remaining comments of the Town Engineer's reviews are satisfied, and confirmation that the emergency vehicle/fire apparatus movement template satisfies the Fire Marshal's requirements. Turning templates that show a clear entry and exit path were subsequently provided with the latest revision.

## Modification requests

### *Modification Request #1 – Sidewalk location*

§1104.230(A)1 requires sidewalks to be constructed along all roads abutting the property being developed. The applicant is requesting to construct a sidewalk along Carey Lane rather than McKnight Rd. Although this property technically abuts McKnight Rd, no access is taken from it. The actual street that accesses the property, Carey Lane, is contained within the parcel and does not have a tax parcel boundary that would trigger the sidewalk requirement.

**Recommendation:** Constructing a sidewalk along Carey Lane would provide true pedestrian access to the new building, as well as connect the neighboring Remington property to the existing sidewalk stub along Carey Lane and Duncan Ave in the rear. A sidewalk on McKnight would not connect to any other existing sidewalk or neighboring property. This is a better result than the code as written and was recommended for approval by the Planning Commission.

### *Modification Request #2 – Buffer planting depth*

§1104.280(D)1 requires a buffer planting depth of 15' at all property lines. Applicant requests to create a buffer planting depth of 10' on their property line abutting the Remington and notes that the Remington already has an existing 10' deep buffer yard.

**Recommendation:** This result is equal to the code as written and was recommended for approval by the Planning Commission. The applicant's proposal mirrors what is on the existing property and achieves a functional property line buffer depth of 20'.

#### *Modification Request #3 – Parking lot perimeter planting area depth*

§1104.280(C)2 requires a parking lot perimeter planting area depth of 15'. Applicant requests a 10' planting area depth at the northern property line abutting the Remington's parking lot and notes that the parking lot planting area depth on the neighboring property is 10'.

**Recommendation:** This result is equal to the code as written and was recommended for approval by the Planning Commission. The applicant's proposal mirrors what is on the existing property and achieves a functional property line buffer depth of 20'. This request applies to the same area contemplated in Modification Request #2, but because this code requirement specifically speaks to parking lot perimeters and not just property line plantings, a modification approval for both aspects of the code should be put on the record.

#### **Public Recreation/Open Space (PROS) Fee-in-lieu Request**

The applicant has requested to pay a fee-in-lieu to waive the PROS requirements of §1104.150, which would otherwise require 16,000 sq ft, or 1/3 acre, of additional space to be reserved on the property for one of the approved PROS uses. Over half of the property is occupied by the regional stormwater facility for McCandless Crossing West. The remaining buildable acre is almost entirely allocated to the development, which includes the minimum parking count required by the code.

If approved, the PROS fee-in-lieu would be assessed at \$32,000 per the Town's current Master Fee Resolution rate of \$800 per dwelling unit. The funds would be available to be used at the Town's discretion to cover maintenance, improvements, or additions to Town-owned recreation facilities within the next 10 years.

#### **Final considerations**

If Town Council approves this plan, the following contingencies will be included:

- A development agreement must be executed with the Town.
- The developer must execute a stormwater facilities operations & maintenance agreement with the Town and pay the required financial guarantee as calculated by the Town Engineer.
- The proposed terrace wall shall be designed by a registered engineer and the signed and sealed plans submitted to the Town for review and issuance of a building permit prior to construction.
- The plan must be submitted to MTSA for review and approval. Proof of approval must be provided to the Town. MTSA may require a Planning Module.
- Per the Fire Marshal's comments, a minimum of one fire hydrant must be installed, with the final number dependent on the required fire flow for the building. A fire hydrant must be located within 50' of all Fire Department standpipe and sprinkler system connections. The Fire Marshal shall have final approval of the location of any required fire hydrant(s).
- Service availability letters from utility providers must be submitted to the Town.
- An amended NPDES permit will be required for the project. Copies of all letters of approval and permits must be provided to the Town upon receipt.

- A cost estimate for the proposed improvements must be submitted for review prior to final plan approval for bonding purposes.
- Any other remaining comments of the Town Engineer's review letter of January 23, 2025, and any subsequently issued review letters, must be addressed.